

DEFINITIVE SUBDIVISION PLAN

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
NEEDHAM, MASSACHUSETTS

APPLICANT & OWNER:

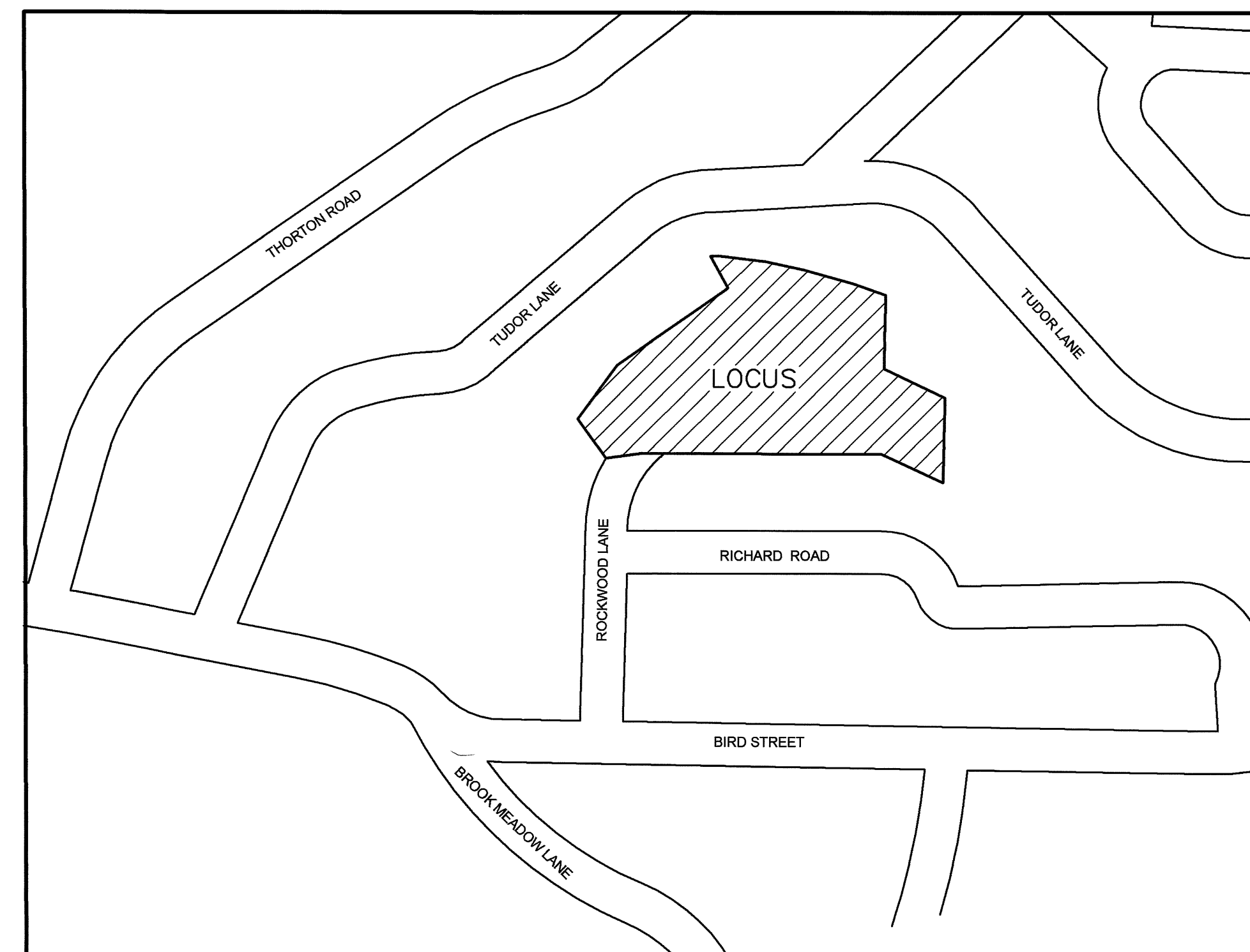
CHRIS KOTSIPOULOS
WAYSIDE REALTY TRUST
40 Nouvelle Way 848
Natick, MA 01760

6 MAY 2014

REV.

7/03/14, 8/22/14, 9/26/14,
10/07/14, 10/31/14, 12/18/14
4/24/15

LOCATION PLAN
1"=200'



SUBJECT TO A "SUBDIVISION COVENANT UNDER PROVISIONS OF
GENERAL LAWS CHAPTER 41, SECTION 81-U" TO BE RECORDED.

SUBJECT TO A "GRANT OF ACCESS EASEMENT" TO BE RECORDED.

SUBJECT TO A "DECLARATION OF TRUST CREATING THE ROCKWOOD
ESTATES HOMEOWNERS' TRUST", TO BE RECORDED.

SUBJECT TO A QUITCLAIM DEED TO BE RECORDED.

SUBJECT TO A "DECLARATION OF RESTRICTIONS" TO BE RECORDED.

SUBJECT TO A "DEFINITIVE SUBDIVISION DECISION" TO BE RECORDED.

SUBJECT TO A "MUNICIPAL DECLARATION OF RESTRICTIONS" TO BE
RECORDED.

ALL DOCUMENTS TO BE RECORDED ARE TO BE RECORDED WITH
THESE PLANS.

CIVIL ENGINEER /
LAND SURVEYOR:

samiotes

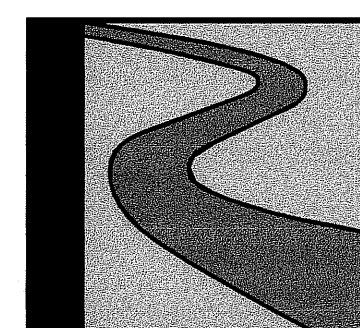
Samiotes Consultants Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701

T 508.877.6688
F 508.877.8349

www.samiotes.com

LANDSCAPE
ARCHITECT:



Radner Design
Associates, Inc.

945 Concord Street, Suite 100
Framingham, MA 01701
508.736.6144

www.RadnerDesign.com

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF
CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Walter Jacob*

Elizabeth G. Gino

James V. Gino

John S. M. M.

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET
FORTH IN THE COVENANT EXECUTED BY CHRIS
KOTSIPOULOS TO BE RECORDED HERewith.

John P. Moran

DIRECTOR OF PUBLIC WORKS

APPROVED 5/15/15

Anthony P. Gajo

TOWN ENGINEER

APPROVED 6/16/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY
CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT
AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/27/15

DATE

Sharon K. Eaton

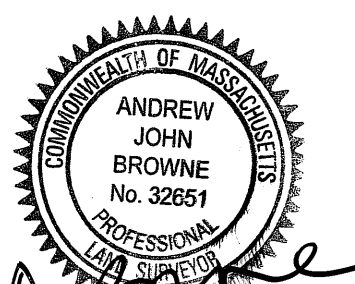
TOWN CLERK

DRAWING LIST

DRAWING TITLE	DRAWING NUMBER
COVER SHEET	
EXISTING CONDITIONS PLAN	EX-11
SUBDIVISION PLAN OF LAND	-
SOIL EROSION AND SEDIMENT CONTROL PLAN	CS-11
SITE LAYOUT PLAN	CE-11
SITE LAYOUT PLAN	CE-11a
SITE GRADING PLAN	CE-21
SITE GRADING PLAN	CE-21a
SITE UTILITIES PLAN	CE-31
SITE UTILITIES PLAN	CE-31a
PROPOSED ROAD PROFILE AND PLAN	CE-41
CIVIL DETAILS	CE-51, CE-52, CE-53
INFILTRATION SYSTEMS SECTIONS	CE-54
LANDSCAPE PLAN	L1
PLANTING DETAILS	L2
LANDSCAPE DETAILS	L3

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS PLAN IS TRUE AND CORRECT TO THE
ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS
AND PROCEDURAL RULES OF THE NEEDHAM PLANNING
BOARD.

Alicja A. Zukowski
REGISTERED CIVIL ENGINEER, PE



ASSESSORS REFERENCES
MAP 17 PARCEL 22 MAP 20 PARCEL 57
MAP 17 PARCEL 23 MAP 20 PARCEL 60
MAP 17 PARCEL 24 MAP 20 PARCEL 61

OWNER/APPLICANT
CHRIS KOTSIPOULIS
WAYSIDE REALTY TRUST
40 NOUVELLE WAY #848
NATICK, MA 01760

ZONING
SINGLE RESIDENCE B (SRB)
MIN. LOT AREA=10,000 S.F.
MIN. LOT FRONTAGE=80'
SETBACKS
FRONT = 20 FT.
SIDE = 12.5 FT.
REAR = 10 FT.

PLAN 756 OF 1957

DEED REFERENCES
(NORFOLK COUNTY REGISTRY OF DEEDS)
DEED BOOK 22616 PAGE 515
DEED BOOK 13779 PAGE 365
DEED BOOK 30871 PAGE 486

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF
CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Matthew Jacobs*
Elizabeth Geragos
Rachel Sanchez
Dr. S. M. M.

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET
FORTH IN THE COVENANT EXECUTED BY CHRIS
KOTSIPOULOS TO BE RECORDED HERewith.

John P. Moran
DIRECTOR OF PUBLIC WORKS
6/16/15

APPROVED

Anthony DeGuz
TOWN ENGINEER
6/16/15

APPROVED

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY
CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT
AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/31/15
DATE

Sharon K. Satou
TOWN CLERK

LEGEND

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- HYDRANT
- WATER SERVICE
- GAS GATE
- GAS SERVICE
- GAS METER
- LIGHT POLE/LAMP
- UTILITY POLE
- GUY WIRE
- SIGN POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CHAIN LINK FENCE
- PVC FENCE
- GAS LINE
- WATER LINE WITH SIZE
- OVERHEAD WIRES
- STONE BOUND W/DRILL HOLE
- IRON ROD
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SPOT GRADE
- FLOOR ELEVATION
- RECORD

NOTES

- THE ELEVATIONS SHOWN ARE BASED ON
THE NORTH AMERICAN VERTICAL DATUM OF
1988 (N.A.V.D.88) SEE PLAN FOR PROJECT
BENCHMARK LOCATIONS.
- UNDERGROUND UTILITIES ARE BASED UPON
AN ACTUAL FIELD SURVEY AND
INFORMATION OF RECORD. IT IS NOT
WARRANTED THAT THEY ARE EXACTLY
LOCATED. NOR THAT ALL UNDERGROUND
CONDUITS OR OTHER STRUCTURES ARE
SHOWN ON THIS PLAN. THE DIG-SAFE
CALL CENTER SHALL BE CONTACTED PRIOR
TO ANY EXCAVATION.
- ALL LAND SHOWN LIES WITHIN ZONE X,
AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN, AS
INDICATED ON PANEL 39 E OF THE FLOOD
INSURANCE RATE MAP BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FOR THE
TOWN OF NEEDHAM, COMMUNITY NO.
25021C, HAVING AN EFFECTIVE DATE OF
JULY 17, 2012.
- THIS PLAN IS THE RESULT OF AN
INSTRUMENT SURVEY PERFORMED IN
MARCH OF 2014.

NOTE: NO PORTION OF THIS SITE FALLS WITHIN THE 100
YEAR FLOOD PLAIN AS SHOWN ON PANEL 39 OF 430,
THE NEEDHAM FLOOD INSURANCE RATE MAP
#25021C0039E, DATED JUNE 17, 2012.

PLAN REFERENCES

"PLAN OF LAND IN NEEDHAM, MASS."
(VACANT LAND RICHARD TO TUDOR)
SCALE: 1"=40' JULY 2, 1957 (ANR 1957)
PLAN BY: MCCARTHY ENGINEERING SERVICE, INC.
NATICK, MASS.
FILED AS PLAN No. 756~1957 Bk 3572 Pg. 173

"SUB-DIVISION OF LAND IN NEEDHAM, MASS."
(ROCKWOOD & RICHARD)
SCALE: 1"=40' JAN. 6, 1955 (APPR. 4-5-1955)
SURVEY BY: MAC CARTHY ENGINEERING SERVICE, INC.
NATICK, MASS.

LAND COURT PLAN 25412A ENTITLED
"PLAN OF LAND IN NEEDHAM"
AUGUST 3, 1954 SEPTEMBER 14, 1954
JANUARY 11, 1956

0 20 40 80 120
SCALE: 1" = 40'



CERTIFICATION:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS PLAN IS TRUE AND CORRECT TO THE
ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS
AND PROCEDURAL RULES OF THE NEEDHAM PLANNING
BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES & REGULATIONS OF THE
COMMONWEALTH OF MASSACHUSETTS REGISTERS OF
DEEDS.

Andrew Browne 4/17/2015
ANDREW BROWNE ~ P.L.S. No. 32651

samioles

Samioles Consultants Inc.
Civil Engineers & Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samioles.com

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

SEAL

REVISION

EXISTING
CONDITIONS
PLAN

JOB # 13160.00
DATE: 6 May 2014
SCALE: 1" = 40'
DRAWN BY: BCB

EX-1.1

FILE: 13160/13160.D00CP CIVIL3D.dwg

PLAN 756 OF 1957

FOR REGISTRY USE ONLY

SUBJECT TO A "SUBDIVISION COVENANT UNDER PROVISIONS OF GENERAL LAWS CHAPTER 41, SECTION 81-U" TO BE RECORDED.

SUBJECT TO A "GRANT OF ACCESS EASEMENT" TO BE RECORDED.

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ALL DOCUMENTS TO BE RECORDED ARE TO BE RECORDED WITH THESE PLANS.

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED.

TOWN OF NEEDHAM PLANNING BOARD

BY: *Matthew Jacob*

Elizabeth Griggs

Robert A. Carter

Chris Kotsiopoulos

APPROVED 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HERewith.

DIRECTOR OF PUBLIC WORKS

APPROVED 6/16/15

Anthony DelGaj

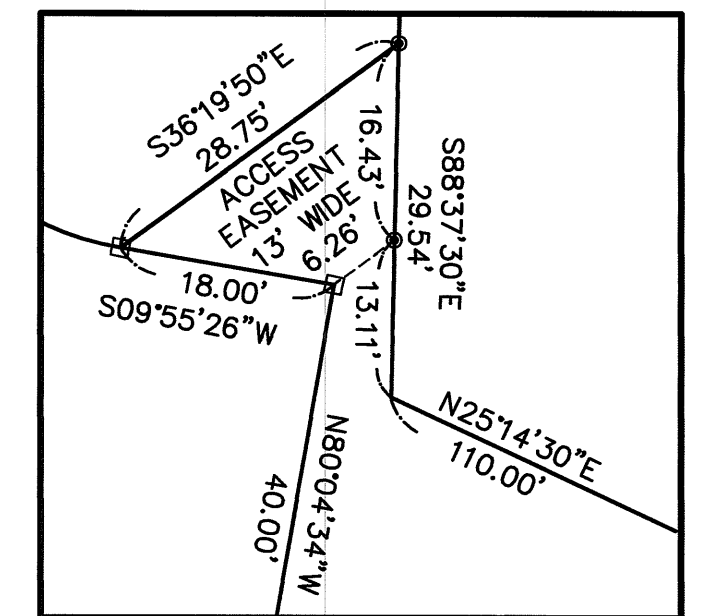
TOWN ENGINEER

APPROVED 6/10/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/27/15 *Shoshana K. Eaton*

DATE TOWN CLERK



DETAIL "A" NOT TO SCALE

References

PLAN REFERENCES

"PLAN OF LAND IN NEEDHAM, MASS." SCALE: 1"=40' JULY 2, 1957 BY: MCCARTHY ENGINEERING SERVICE, INC. NATICK, MASS. FILED AS PLAN 756 OF 1957 Bk 3572 Pg. 173

"SUB-DIVISION OF LAND IN NEEDHAM, MASS." SCALE: 1"=40' JAN. 6, 1955 (APPR. 4-5-1955) BY: MCCARTHY ENGINEERING SERVICE, INC. NATICK, MASS. FILED AS PLAN 545 OF 1955

LAND COURT PLAN 25412A
AUGUST 3, 1954 SEPTEMBER 14, 1954
JANUARY 11, 1956

DEED REFERENCES

DEED BOOK 22616 PAGE 515
DEED BOOK 13779 PAGE 365
DEED BOOK 30871 PAGE 486

(NORFOLK COUNTY REGISTRY OF DEEDS)

Notes:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS 58A, 59A, 60A, 61A, 62A & 63A, SHOWN ON PLAN 756 OF 1957 INTO 9 LOTS AND A ROADWAY.

TOTAL AREA TO BE SUBDIVIDED = ±132,891 S.F. OR 3.051 ACRES

* "SHAPE" = TOWN BUILD FACTOR (LOT IRREGULARITY FORMULA RESULT)

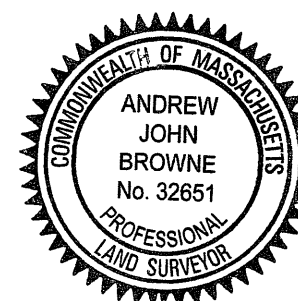
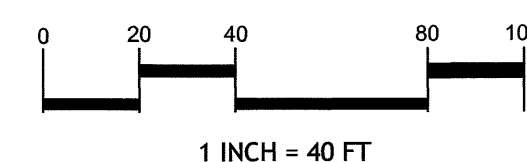
NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. F.I.R.M. FOR NORFOLK COUNTY, MASSACHUSETTS COMMUNITY NO. 255215, NEEDHAM, MAP NO. 25021C0039E, DATED JUNE 17, 2012.

ASSESSORS REFERENCES

MAP 17 PARCEL 22 MAP 20 PARCEL 57
MAP 17 PARCEL 23 MAP 20 PARCEL 60
MAP 17 PARCEL 24 MAP 20 PARCEL 61

ZONING

SINGLE RESIDENCE B (SRB)
MIN. LOT AREA=10,000 S.F.
MIN. LOT FRONTAGE=80'
SETBACKS
FRONT = 20 FT.
SIDE = 12.5 FT.
REAR = 10 FT.



Certification

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF NEEDHAM.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Andrew Browne 4/24/2015
ANDREW BROWNE, PS NO. 32651

Subdivision Plan of Land NEEDHAM NORFOLK COUNTY MASSACHUSETTS

May 6, 2014 ~ Scale: 1" = 40'
Revised: July 3, 2014, August 22, 2014,
Sept. 26, 2014, April 24, 2015

Prepared for:
Wayside Realty Trust,
Chris Kotsiopoulos, Tr.
40 Nouvelle Way, Natick, MA 01760

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors
20 A Street
Framingham, MA 01701
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PLAN 756 OF 1957

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Civil Engineers • Land Surveyors

20 A Street
Framingham, MA 01701
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F 508.877.8349
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NOTES

1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) SEE PLAN FOR PROJECT BENCHMARK LOCATIONS.
2. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
3. ALL LAND SHOWN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 39 E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWN OF NEEDHAM, COMMUNITY NO. 25021C, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
4. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2014.

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Walter Jacob*
Elizabeth Belknap
James V. Sanchez
John S. Martin

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HEREWITH.

DIRECTOR OF PUBLIC WORKS

APPROVED: *6/16/15*

TOWN ENGINEER

APPROVED: *6/16/15*

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5/27/15 *Sharon K. Eaton*
DATE TOWN CLERK



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

Alan W...

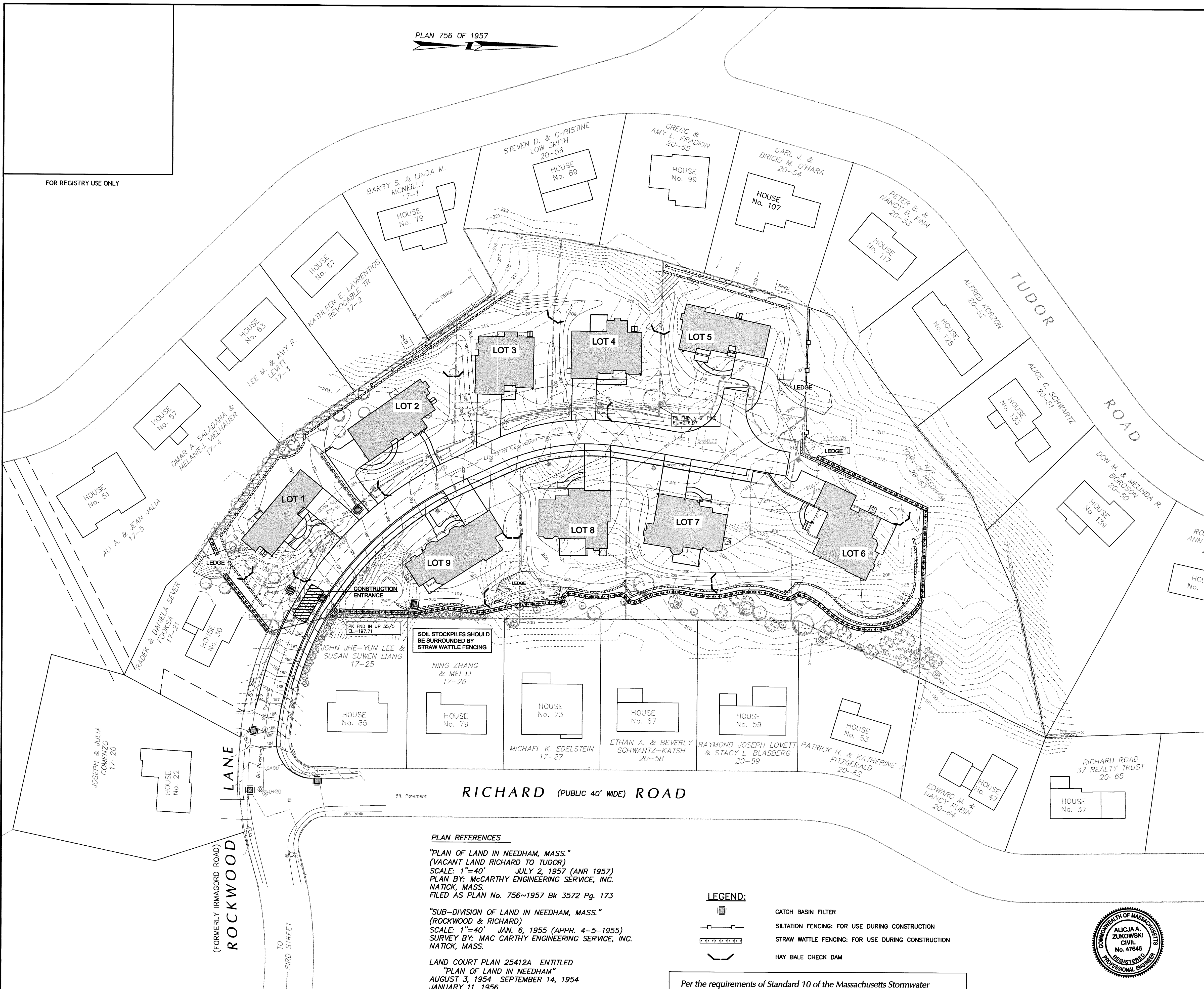
OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

SOIL EROSION AND SEDIMENT CONTROL PLAN

JOB # 13160.00
DATE: 6 May 2014
SCALE: 1" = 40'
DRAWN BY: aaz
APPROVED BY: srg

CS-1.1

SHEET 4 OF 18



PLAN REFERENCES

"PLAN OF LAND IN NEEDHAM, MASS."
(VACANT LAND RICHARD TO TUDOR)
SCALE: 1"=40' JULY 2, 1957 (ANR 1957)
PLAN BY: MCCARTHY ENGINEERING SERVICE, INC.
NATICK, MASS.
FILED AS PLAN No. 756~1957 Bk 3572 Pg. 173

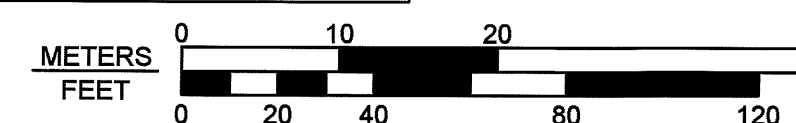
"SUB-DIVISION OF LAND IN NEEDHAM, MASS."
(ROCKWOOD & RICHARD)
SCALE: 1"=40' JAN. 6, 1955 (APPR. 4-5-1955)
SURVEY BY: MAC CARTHY ENGINEERING SERVICE, INC.
NATICK, MASS.

LAND COURT PLAN 25412A ENTITLED
"PLAN OF LAND IN NEEDHAM"
AUGUST 3, 1954 SEPTEMBER 14, 1954
JANUARY 11, 1956

LEGEND:

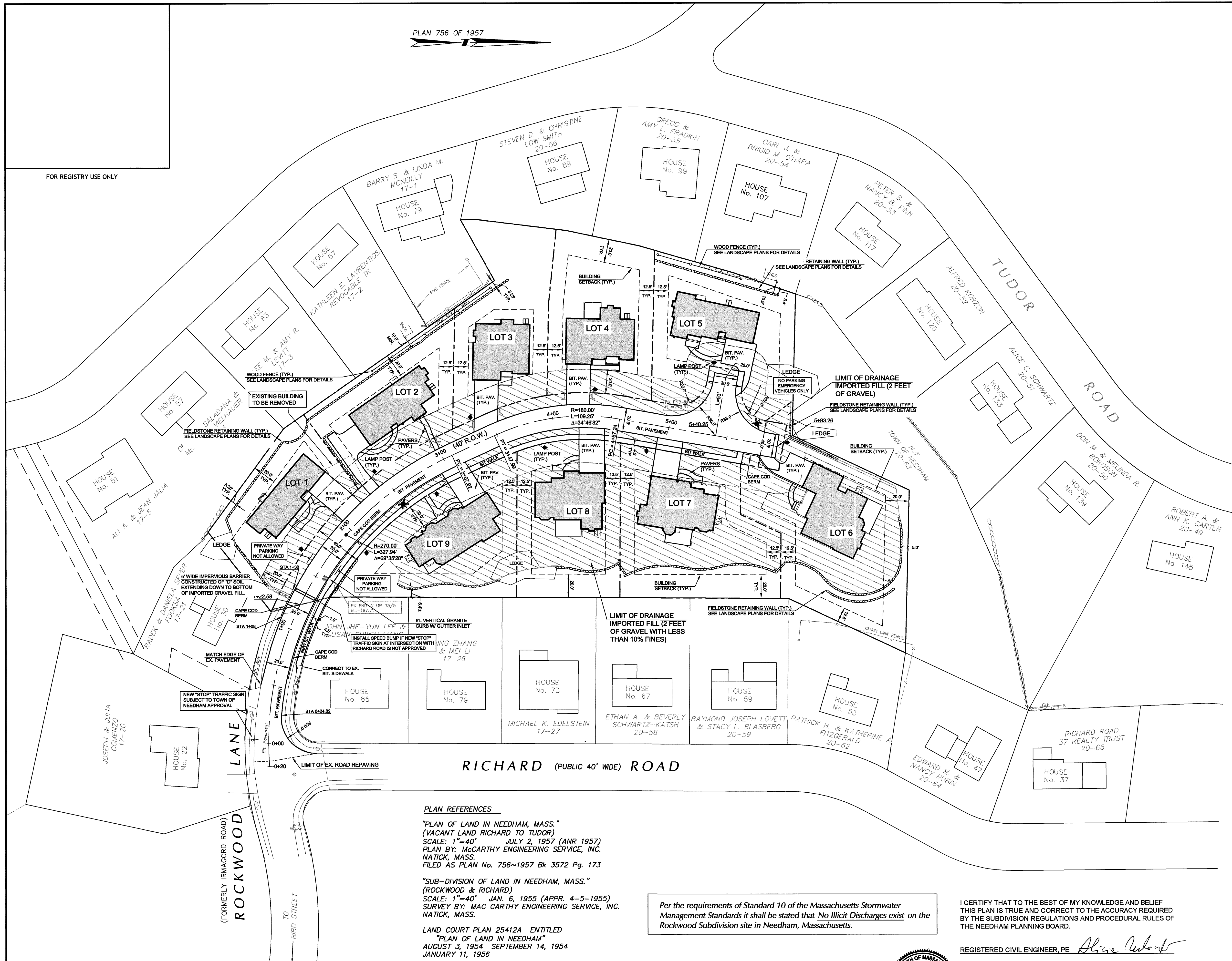
- CATCH BASIN FILTER
- SILTATION FENCING: FOR USE DURING CONSTRUCTION
- STRAW WATTLE FENCING: FOR USE DURING CONSTRUCTION
- HAY BALE CHECK DAM

Per the requirements of Standard 10 of the Massachusetts Stormwater Management Standards it shall be stated that No Illicit Discharges exist on the Rockwood Subdivision site in Needham, Massachusetts.



NOTE: NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON PANEL 39 OF 430, THE NEEDHAM FLOOD INSURANCE RATE MAP #25021C0039E, DATED JUNE 17, 2012.

FOR REGISTRY USE ONLY



PLAN REFERENCES

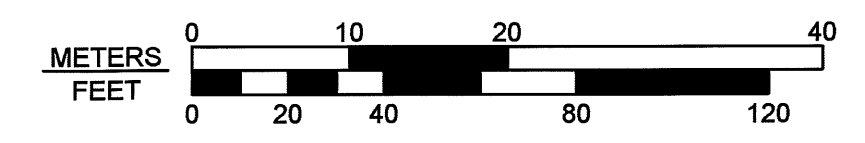
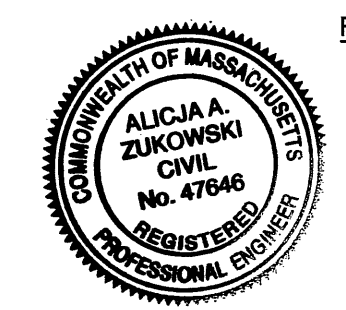
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NATICK, MASS.

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"PLAN OF LAND IN NEEDHAM"
AUGUST 3, 1954 SEPTEMBER 14, 1954
JANUARY 11, 1956

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I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.



NOTES

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2. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
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4. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2014.

ASSESSORS REFERENCES

MAP 17 PARCEL 22 MAP 20 PARCEL 57
MAP 17 PARCEL 23 MAP 20 PARCEL 60
MAP 17 PARCEL 24 MAP 20 PARCEL 61

OWNER/APPLICANT

CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
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NATICK, MA 01760

ZONING

SINGLE RESIDENCE B (SRB)

DEED REFERENCES

(NORFOLK COUNTY REGISTRY OF DEEDS)
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DEED BOOK 13779 PAGE 365
DEED BOOK 30871 PAGE 486

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD
BY: *[Signature]*
[Signature]
[Signature]

APPROVED: 5/26/2015
APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HERewith.

DIRECTOR OF PUBLIC WORKS
APPROVED: 6/16/15

TOWN ENGINEER
APPROVED: 6/14/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/22/15 *[Signature]*
DATE TOWN CLERK

OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

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ROCKWOOD LANE SUBDIVISION

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Needham, Massachusetts

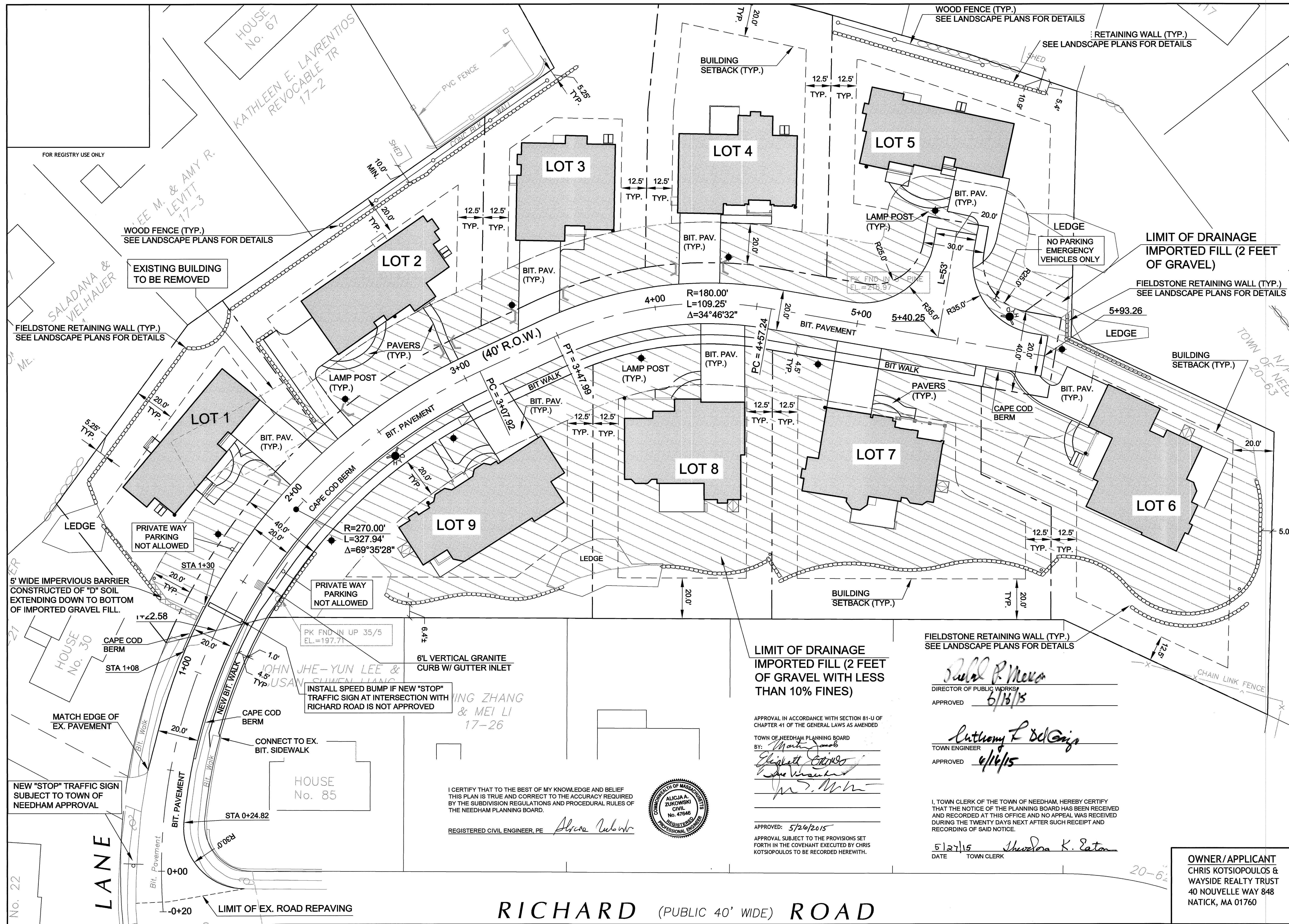


REVISION	
1	7/03/14 PB Rev. Submission
2	8/22/14 PB Rev. Submission
3	9/26/14 PB Rev. Submission
4	4/24/15 PB Order of Condition

SITE
LAYOUT
PLAN

CE-1.1

JOB # 13160.00
DATE: 6 May 2014
SCALE: 1" = 40'
DRAWN BY: aaz
APPROVED BY: srg
SHEET 5 OF 18



samiotes

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ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts



REVISION	
1	7/03/14 PB Rev. Submission
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3	9/26/14 PB Rev. Submission
4	4/24/15 PB Order of Condition

SITE
LAYOUT
PLAN

OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

CE-1.1a

JOB # 13160.00
DATE: 6 May 2014
SCALE: 1" = 20'
DRAWN BY: aaz
APPROVED BY: srg
SHEET 6 OF 18

PLAN 756 OF 1957

FOR REGISTRY USE ONLY

PLAN REFERENCES

"PLAN OF LAND IN NEEDHAM, MASS."
(VACANT LAND RICHARD TO TUDOR)
SCALE: 1"=40' JULY 2, 1957 (ANR 1957)
PLAN BY: MCCARTHY ENGINEERING SERVICE, INC.
NATICK, MASS.
FILED AS PLAN No. 756~1957 Bk 3572 Pg. 173

"SUB-DIVISION OF LAND IN NEEDHAM, MASS."
(ROCKWOOD & RICHARD)
SCALE: 1"=40' JAN. 6, 1955 (APPR. 4-5-1955)
SURVEY BY: MAC CARTHY ENGINEERING SERVICE, INC.
NATICK, MASS.

LAND COURT PLAN 25412A ENTITLED
"PLAN OF LAND IN NEEDHAM"
AUGUST 3, 1954 SEPTEMBER 14, 1954
JANUARY 11, 1956

NOTES

1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) SEE PLAN FOR PROJECT BENCHMARK LOCATIONS.
2. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED. NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.
3. ALL LAND SHOWN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 39 E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWN OF NEEDHAM, COMMUNITY NO. 25021C, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
4. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2014.

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Yvonne J. Smith*

Robert A. Carter

Elizabeth G. Wicks

W.S. Mah

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HEREWITH.

DIRECTOR OF PUBLIC WORKS

APPROVED: 6/16/15

TOWN ENGINEER

APPROVED: 6/16/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/27/15
DATE TOWN CLERK

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

Shirley W. W. W.



OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

samioles

Samiotes Consultants Inc.
Civil Engineers • Land Surveyors

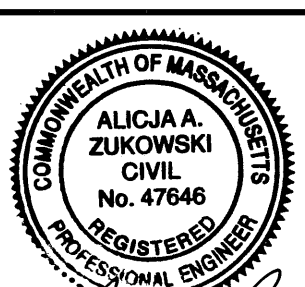
20 A Street
Frammingham, MA 01701

T 508.877.6688
F 508.877.8349
www.samiotes.com

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

SEAL



Shirley W. W. W.

REVISION

1	7/03/14	PB Rev. Submission
2	8/22/14	PB Rev. Submission

SITE
GRADING
PLAN

CE-2.1

JOB # 13160.00

DATE: 6 May 2014

SCALE: 1" = 40'

DRAWN BY: aaz

APPROVED BY: srg

SHEET 7 OF 18

NOTE: NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON PANEL 39 OF 430, THE NEEDHAM FLOOD INSURANCE RATE MAP #25021C0039E, DATED JUNE 17, 2012.

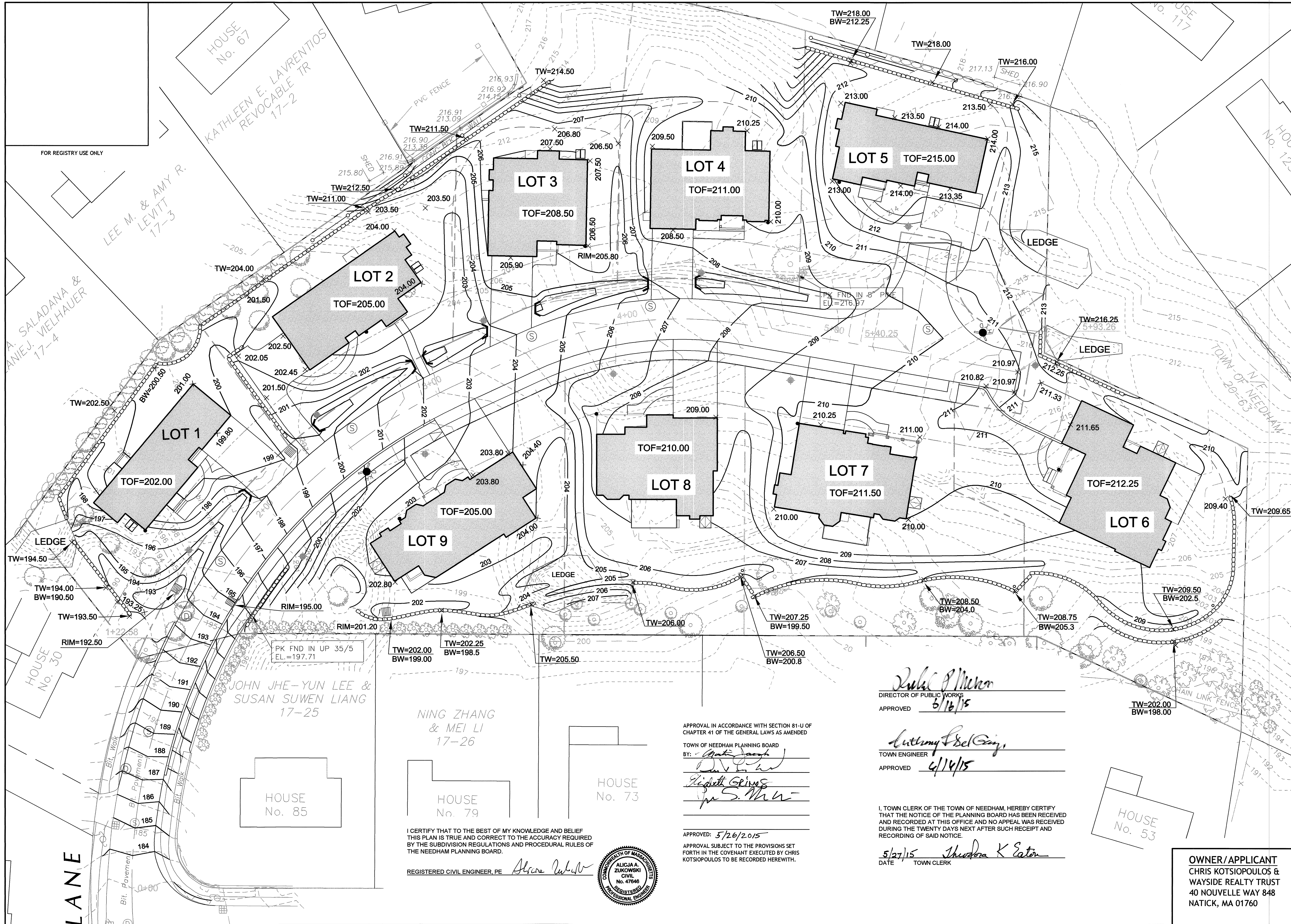


Per the requirements of Standard 10 of the Massachusetts Stormwater Management Standards it shall be stated that No Illicit Discharges exist on the Rockwood Subdivision site in Needham, Massachusetts.

RICHARD (PUBLIC 40' WIDE) ROAD

ROCKWOOD LANE
(FORMERLY IRMAGORD ROAD)

TO BIRD STREET

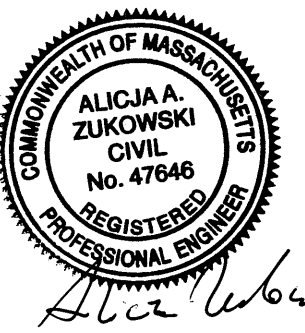


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www.samiotes.com

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts



REVISION		
1	7/03/14	PB Rev. Submission
2	8/22/14	PB Rev. Submission

SITE GRADING PLAN

OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

CE-2.1a

JOB # 13160.00
DATE: 6 May 2014
SCALE: 1" = 20'
DRAWN BY: aaz
APPROVED BY: srg
SHEET 8 OF 18

FOR REGISTRY USE ONLY

samiotes

Samiotes Consultants Inc.
Civil Engineers • Land Surveyors20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com

NOTES

1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) SEE PLAN FOR PROJECT BENCHMARK LOCATIONS.
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4. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MARCH OF 2014.

INFILTRATION SYSTEM SIZE		
LOT NUMBER	SIZE OF FIELD	NUMBER OF CULTTECS
1	6.0' x 40.33'	6
2	6.5' x 40.33'	6
3	6.0' x 40.33'	6
4	6.33' x 40.33'	6
5	6.0' x 40.33'	6
6	7.0' x 48.86'	7
7	7.0' x 40.33'	6
8	6.67' x 40.33'	6
9	7.25' x 41.33'	6



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Martin Jacobs**Elizabeth Crisp**John S. M...*

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOPOULOS TO BE RECORDED HERewith.

DIRECTOR OF PUBLIC WORKS

APPROVED: 6/16/15

TOWN ENGINEER

APPROVED: 6/16/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

5/21/15 *Theodora K. Eaton*
DATE TOWN CLERK

OWNER/APPLICANT
CHRIS KOTSIPOPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

SEAL



REVISION

1	7/03/14	PB Rev. Submission
2	8/22/14	PB Rev. Submission
3	9/26/14	PB Rev. Submission

SITE
UTILITIES
PLAN

JOB # 13160.00
DATE: 6 May 2014
SCALE: 1" = 40'
DRAWN BY: aaz
APPROVED BY: srg
SHEET 9 OF 18

CE-3.1

RICHARD (PUBLIC 40' WDE) ROAD

PLAN REFERENCES

"PLAN OF LAND IN NEEDHAM, MASS."
(VACANT LAND RICHARD TO TUDOR)
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LAND COURT PLAN 25412A ENTITLED
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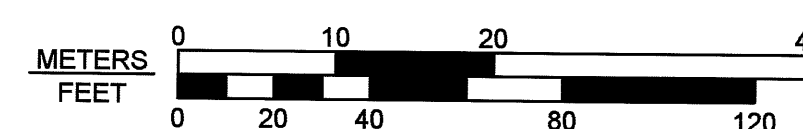
NOTE: NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR
FLOOD PLAIN AS SHOWN ON PANEL 39 OF 430, THE NEEDHAM
FLOOD INSURANCE RATE MAP #25021C0039E, DATED JUNE 17,
2012.

LEGEND:

- RD — PROPOSED ROOF DRAIN LINE
- D — PROPOSED STORM DRAINAGE LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- G — PROPOSED GAS LINE
- E/C/T — PROPOSED UNDERGROUND ELECTRIC / CABLE / TELEPHONE CONDUITS
- SMH — PROPOSED SANITARY SEWER MANHOLE
- DMH — PROPOSED STORM DRAINAGE MANHOLE
- CB — PROPOSED CATCH BASIN
- — PROPOSED ROOF LEADER W/ OVERFLOW
- ⊕ — PROPOSED HYDRANT
- ⊗ — PROPOSED GAS GATE VALVE
- ⊕ — PROPOSED WATER GATE VALVE
- ◆ — PROPOSED LIGHT POLE

Per the requirements of Standard 10 of the Massachusetts Stormwater Management Standards it shall be stated that No Illicit Discharges exist on the Rockwood Subdivision site in Needham, Massachusetts.

NOTE:
THE CONTRACTOR SHALL CONFIRM ALL EXISTING
INVERT LOCATIONS AND ELEVATIONS (AT TIE-IN
POINTS) PRIOR TO PLACEMENT OF ANY STORM
DRAINAGE, SANITARY SEWER AND DOMESTIC WATER
STRUCTURES/PIPING

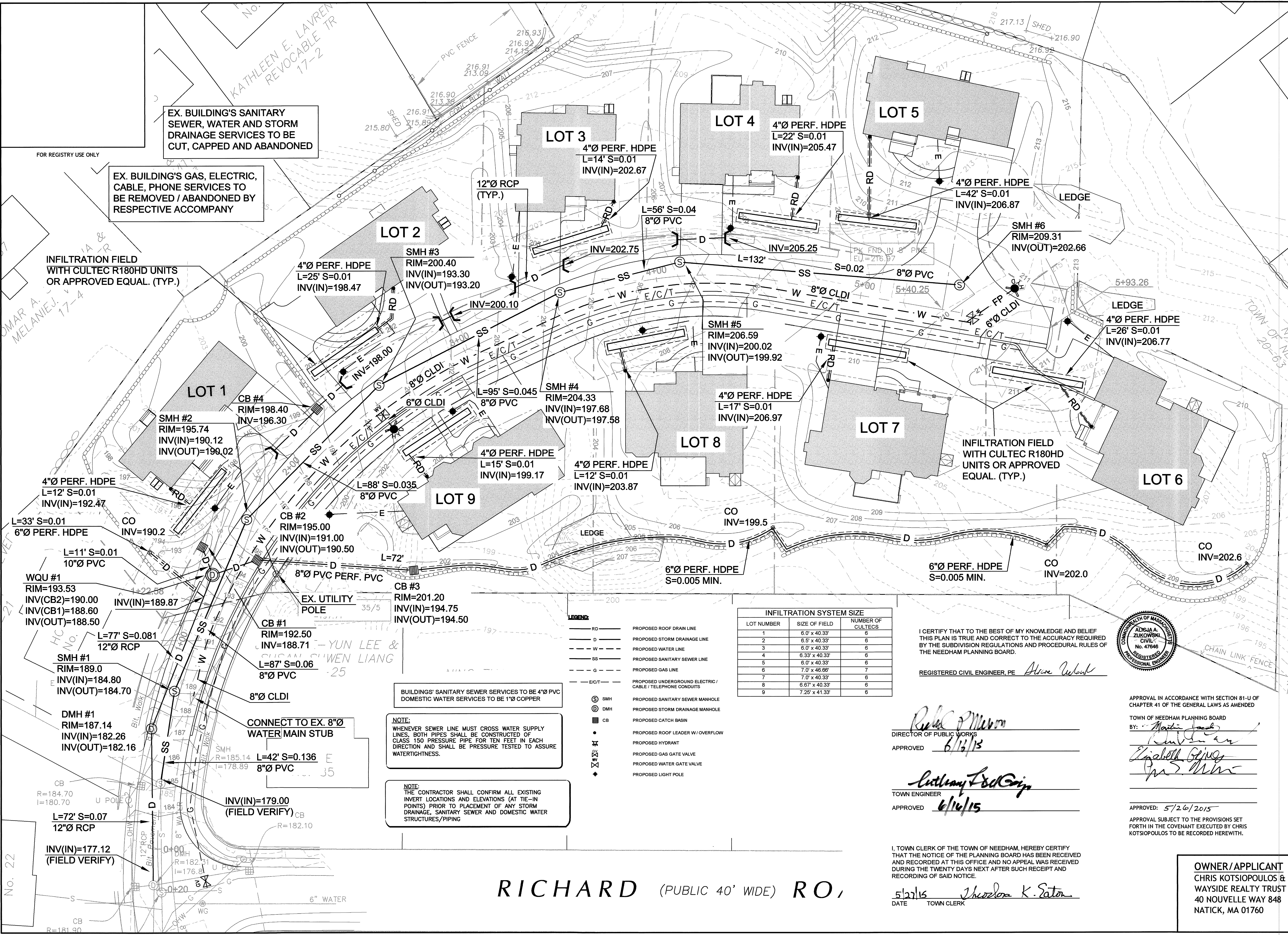


BUILDINGS' SANITARY SEWER SERVICES TO BE 4" PVC
DOMESTIC WATER SERVICES TO BE 1/2" COPPER

NOTE:
WHENEVER SEWER LINE MUST CROSS WATER SUPPLY
LINES, BOTH PIPES SHALL BE CONSTRUCTED OF
CLASS 150 PRESSURE PIPE FOR TEN FEET IN EACH
DIRECTION AND SHALL BE PRESSURE TESTED TO ASSURE
WATERTIGHTNESS.

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

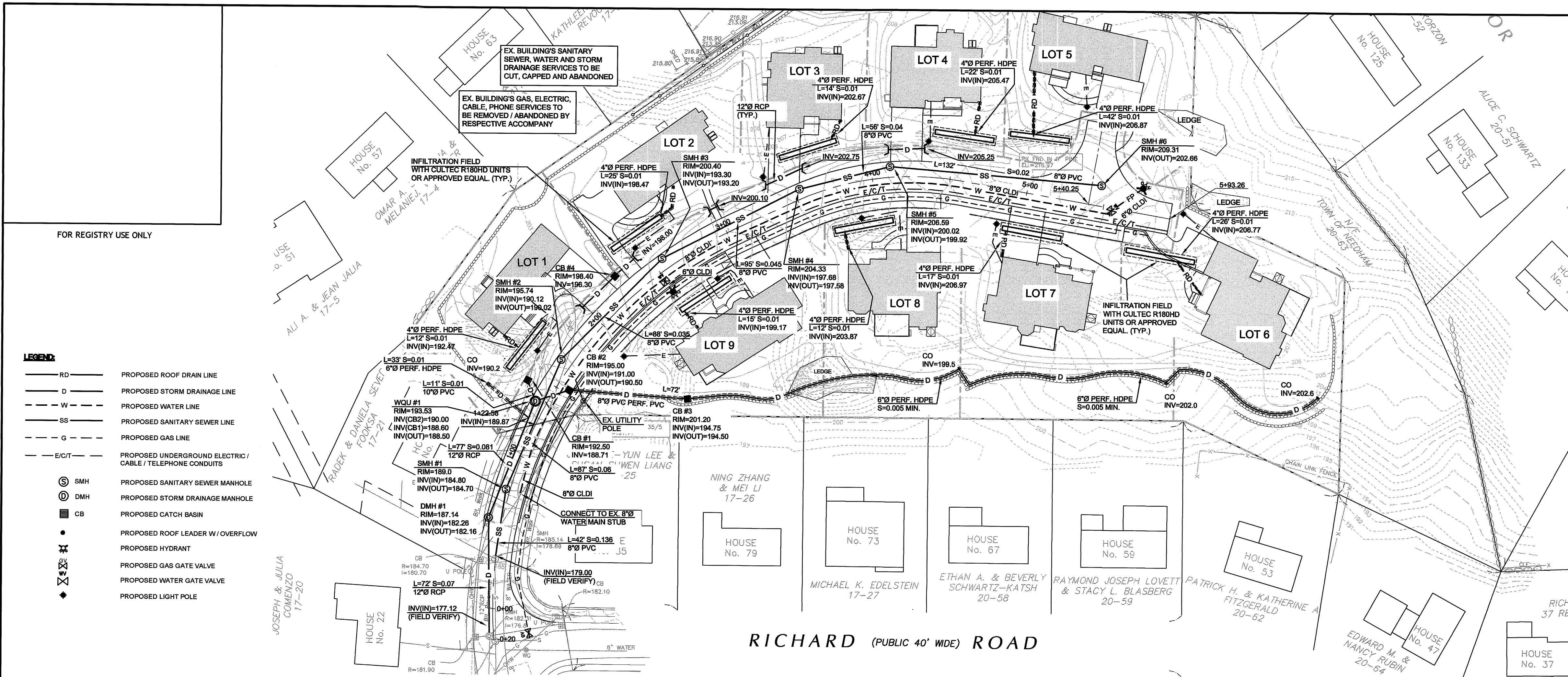


RICHARD (PUBLIC 40' WIDE) RO,

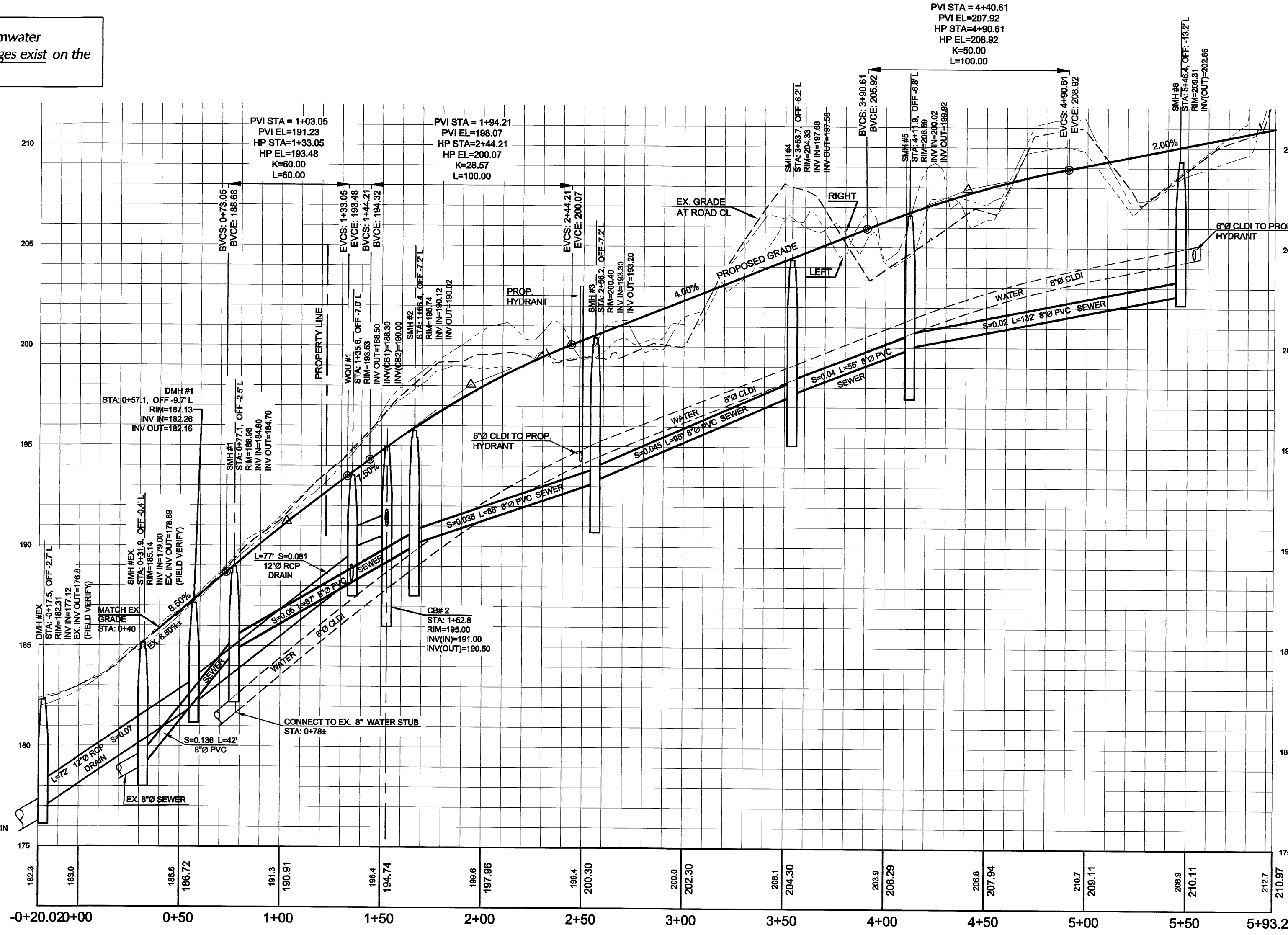
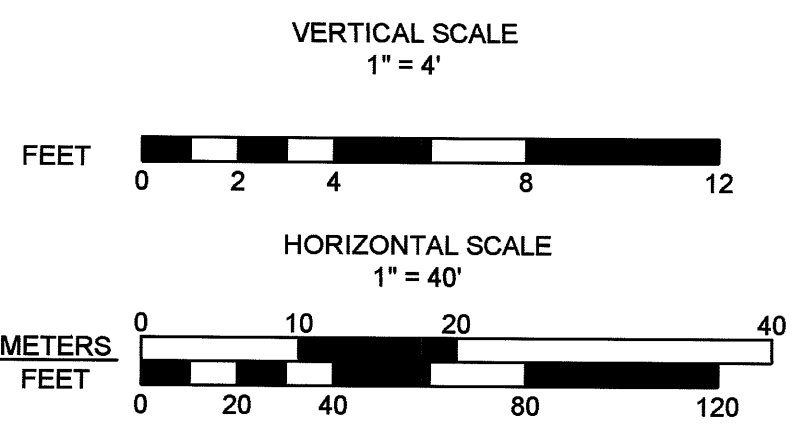
SITE UTILITIES PLAN

CE-3.1a

JOB # 13160.00
DATE: 5 May 2014
SCALE: 1" = 20'
DRAWN BY: eaz
APPROVED BY: srg
SHEET 10 OF 18



Per the requirements of Standard 10 of the Massachusetts Stormwater Management Standards it shall be stated that No Illicit Discharges exist on the Rockwood Subdivision site in Needham, Massachusetts.



- NOTES**
1. THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) SEE PLAN FOR PROJECT BENCHMARK LOCATIONS.
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TOWN OF NEEDHAM PLANNING BOARD

BY: *[Signature]*

Elizabeth Gennaro

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOPOULOS TO BE RECORDED HEREWITH.

[Signature]

DIRECTOR OF PUBLIC WORKS

APPROVED: 6/16/15

[Signature]

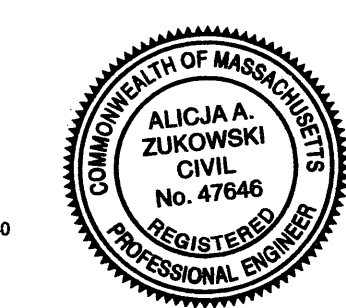
TOWN ENGINEER

APPROVED: 6/16/15

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5/27/15 *[Signature]*

DATE TOWN CLERK



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REGISTERED CIVIL ENGINEER, PE *[Signature]*

OWNER/APPLICANT
CHRIS KOTSIPOPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

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ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

SEAL

COMMONWEALTH OF MASSACHUSETTS

ALICIA A. ZUKOWSKI
CIVIL
No. 47646
REGISTERED
PROFESSIONAL ENGINEER

[Signature]

REVISION

1	7/03/14	PB Rev. Submission
2	8/22/14	PB Rev. Submission
3	9/26/14	PB Rev. Submission

PROPOSED ROAD PROFILE AND PLAN

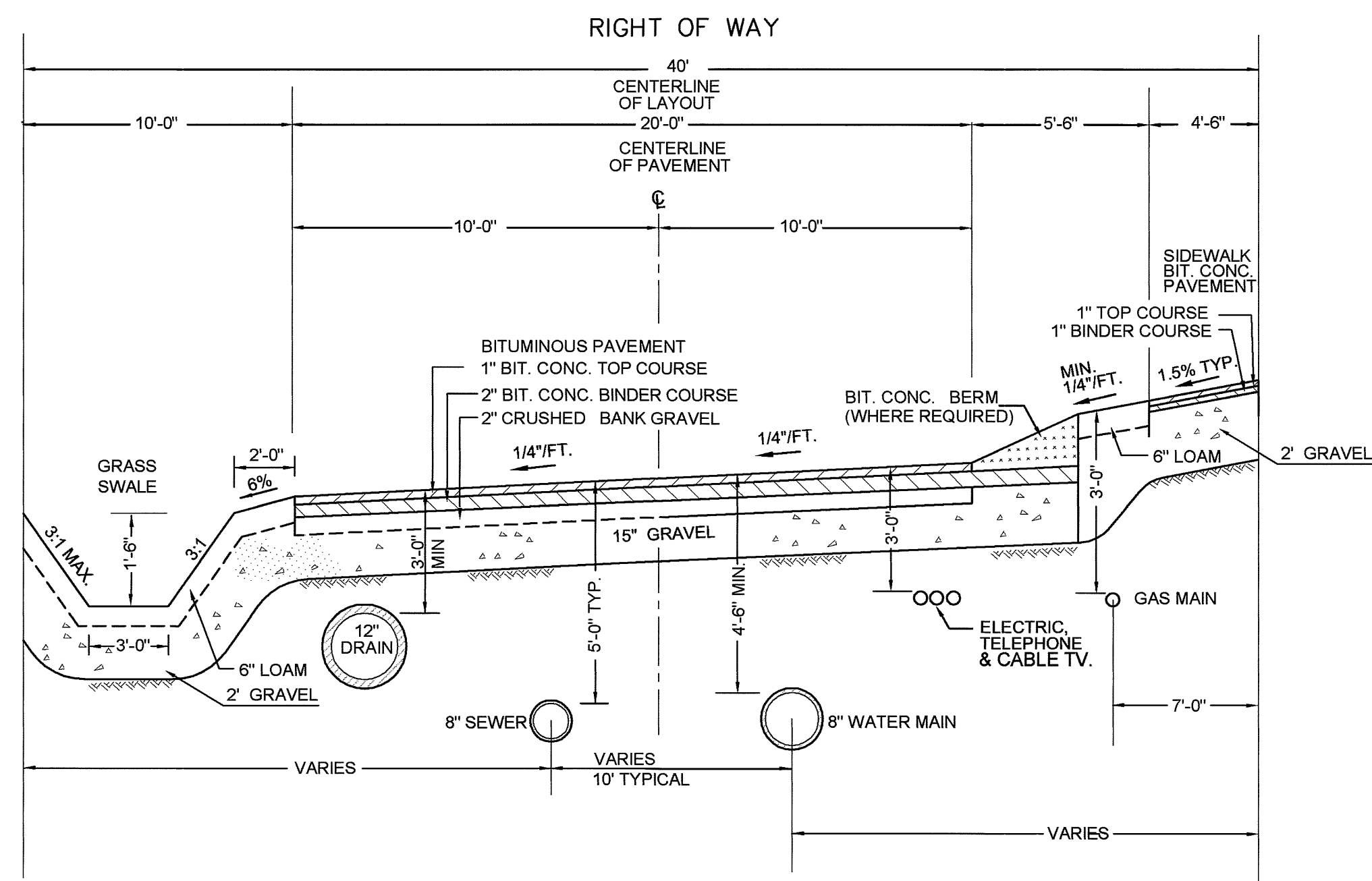
JOB # 13160.00
DATE: 6 May 2014
SCALE: AS SHOWN
DRAWN BY: aaz
APPROVED BY: szg

CE-4.1

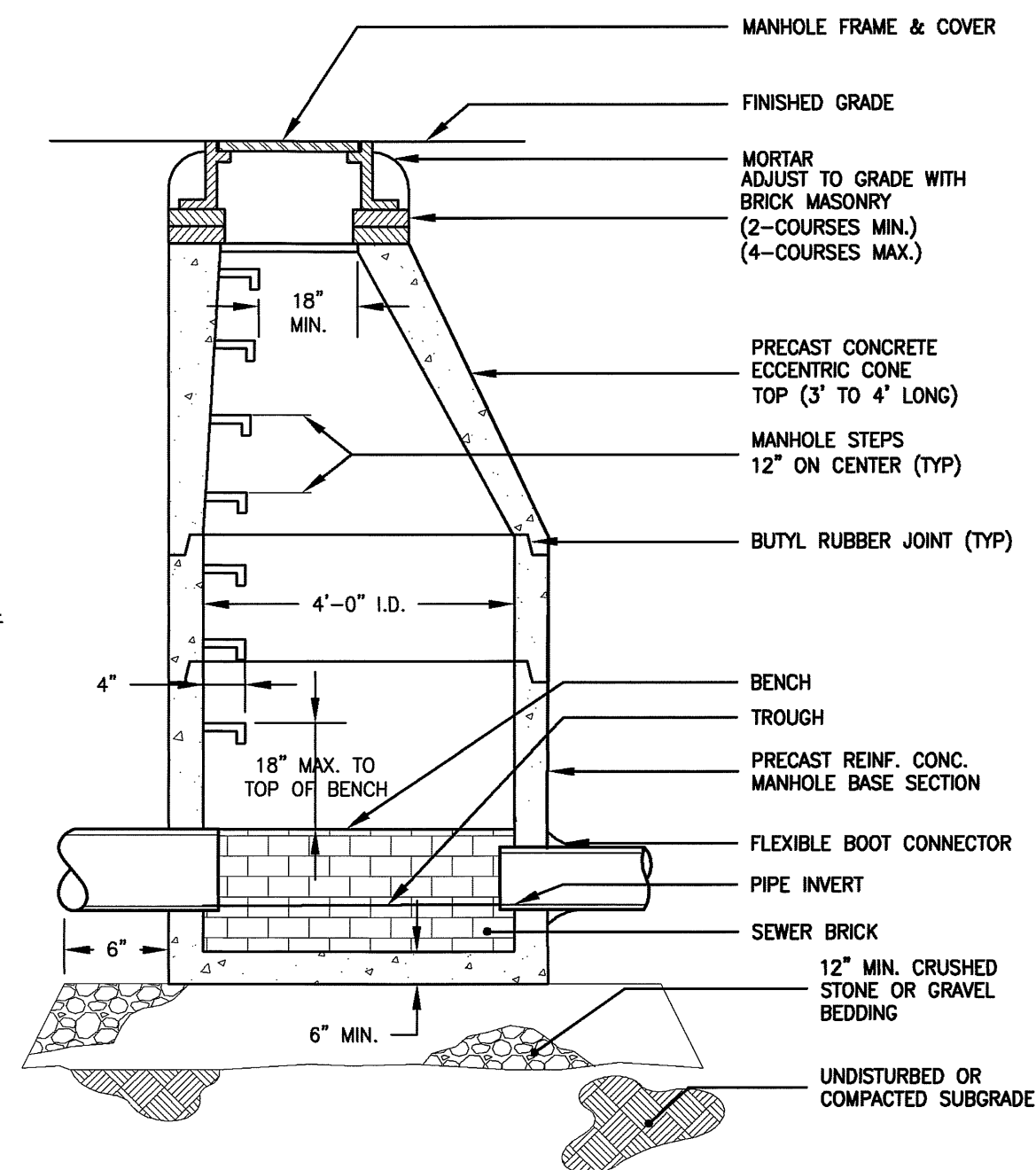
SHEET 11 OF 18

Figure 10: Typical cross-section of a 12' wide concrete curb and gutter. The diagram shows a cross-section of a road with a 12-foot wide concrete curb and gutter. The curb is 4 inches high at the base and tapers to 9 1/8 inches at the top. The gutter is 6 inches deep. The road surface is composed of Bit. Conc. Top Course, Bit. Conc. Binder, and Processed Gravel Base. The sub-base is compacted gravel. The finish grade is 2% above the curb top. The finish subgrade is 5 1/8 inches below the curb top. The curb is labeled 'FINISH GRADE' and 'FINISH SUBGRADE'.

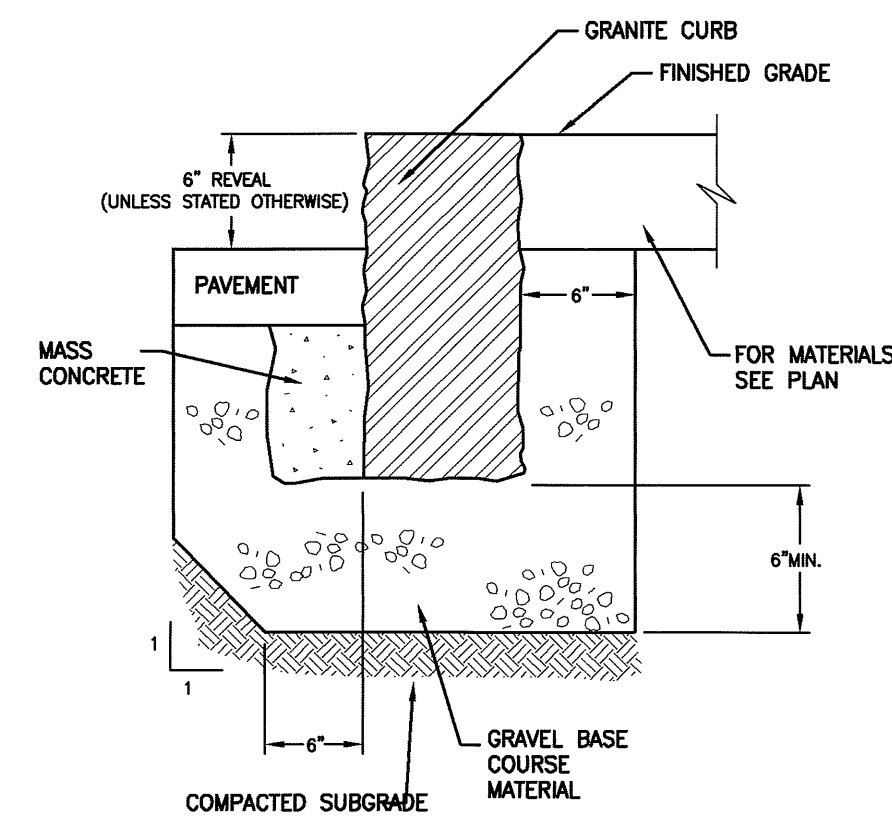
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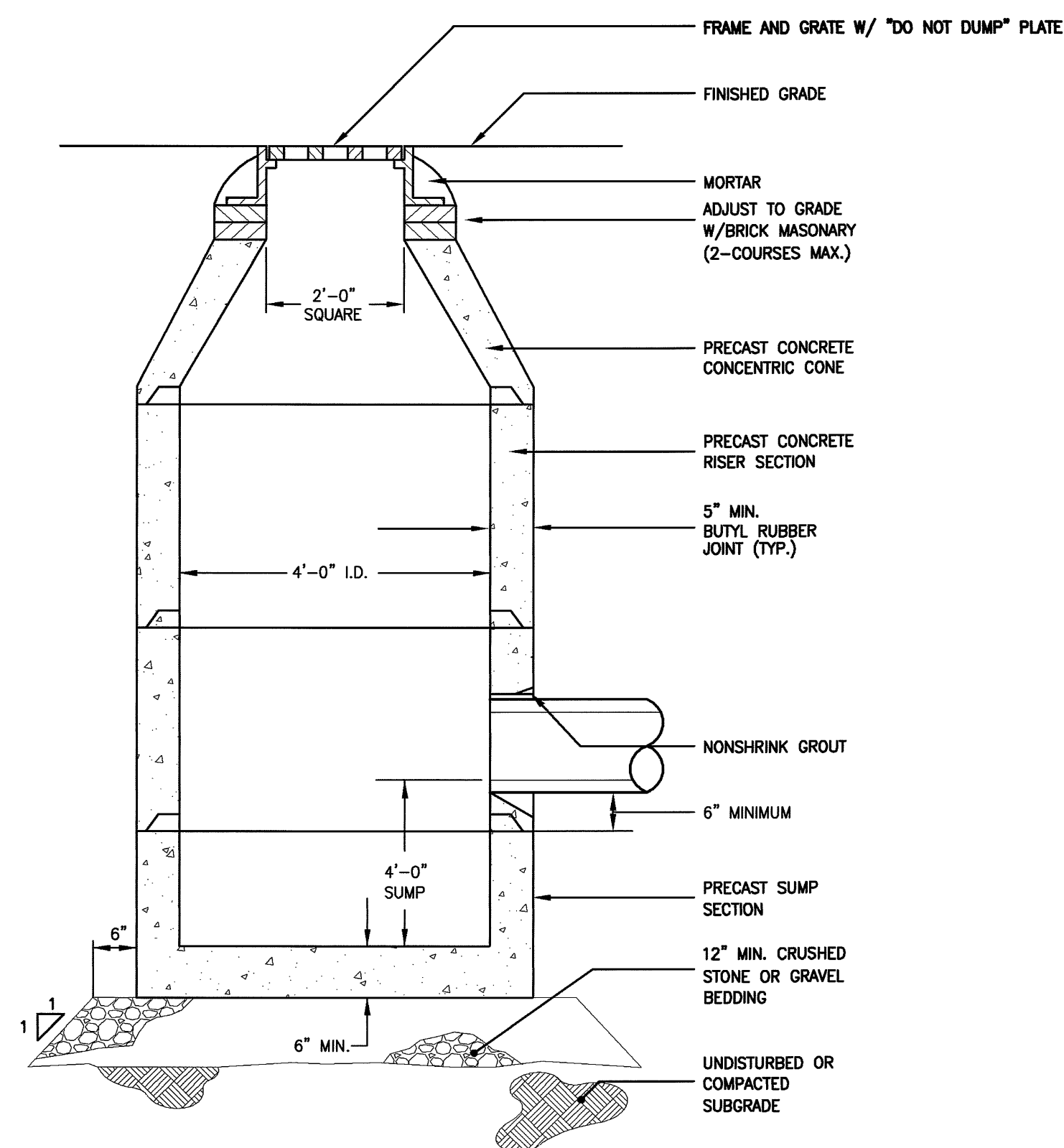
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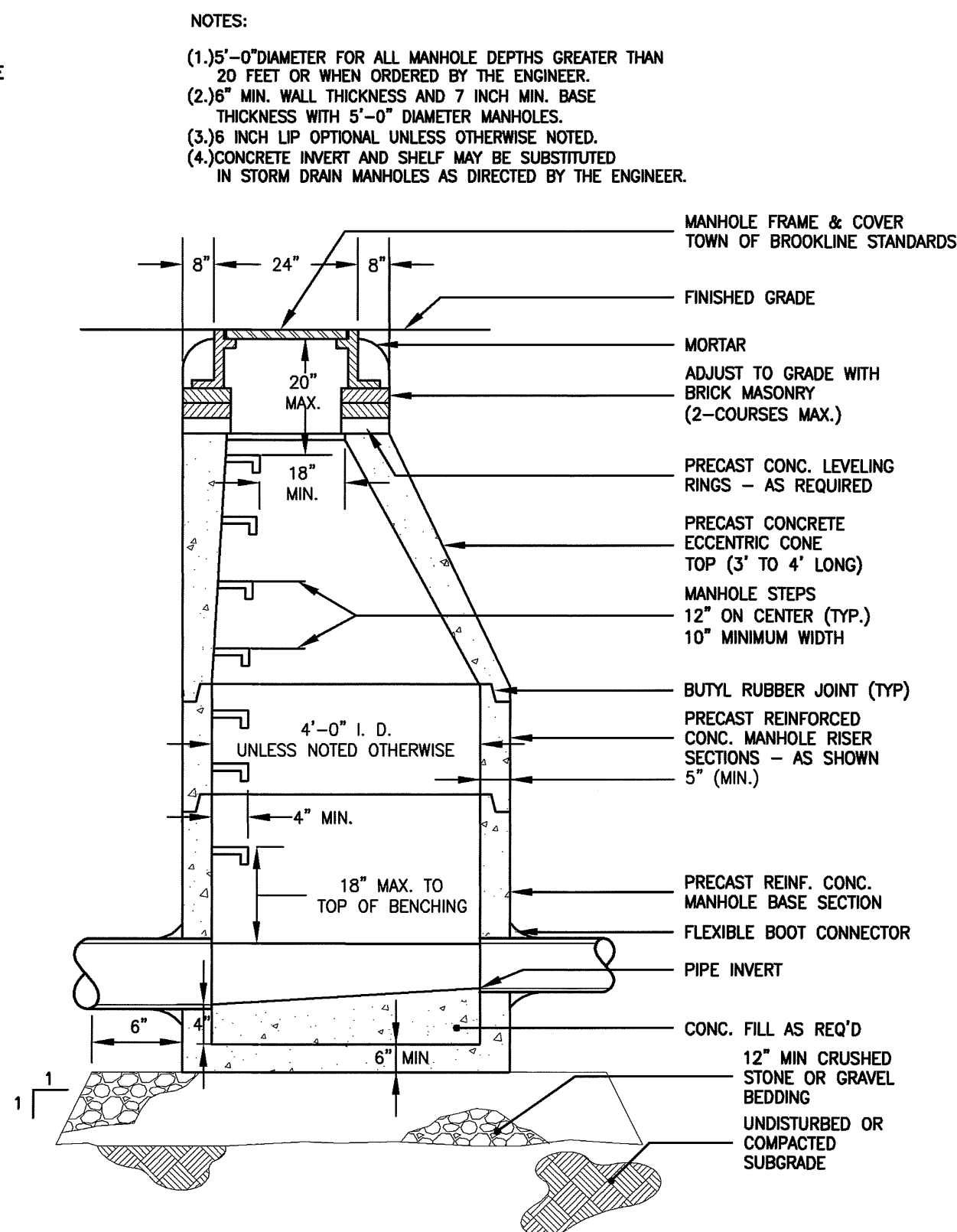
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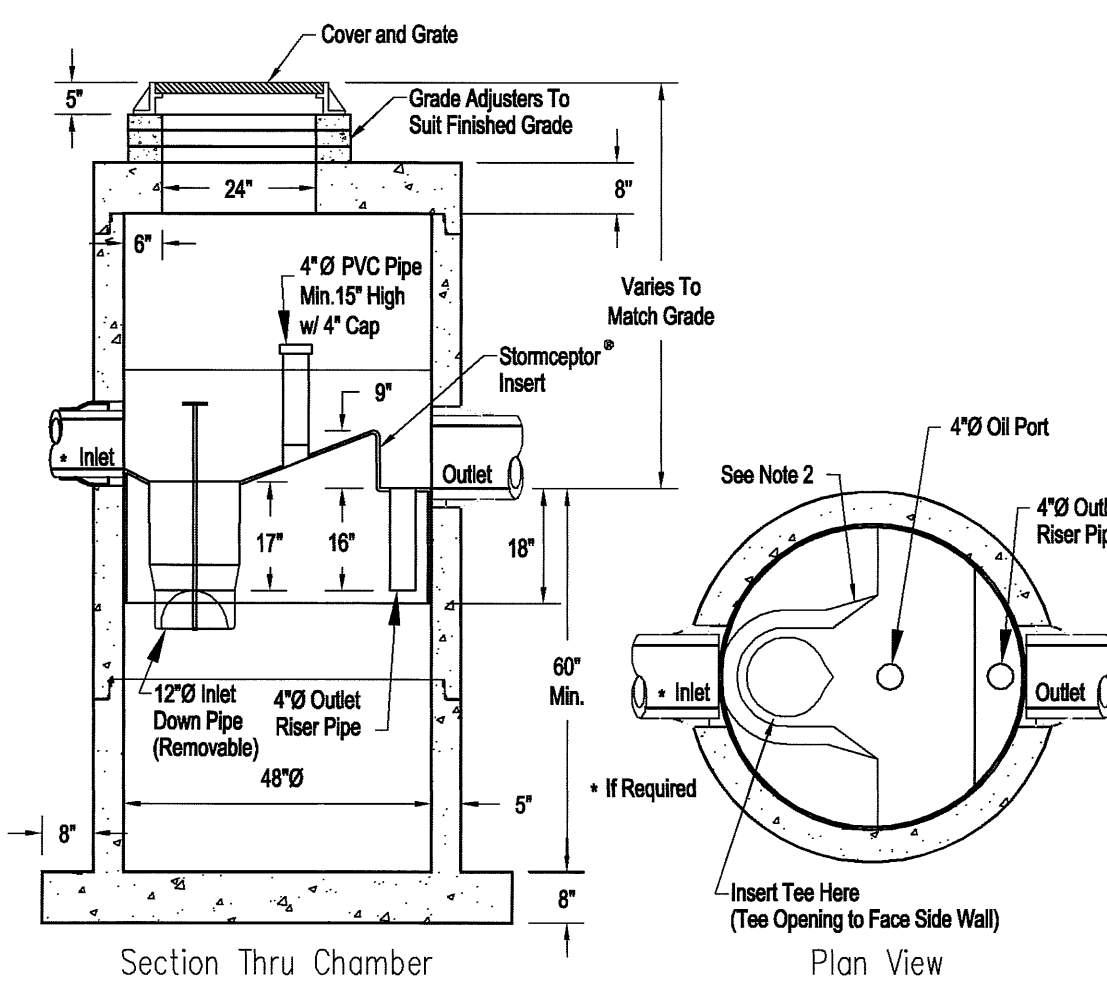
NTS



N



NTS



Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.

NTS



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF
THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED
BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF
THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE *Alvin Tubert*

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF
CHAPTER 41 OF THE GENERAL LAWS AS AMENDED ,

TOWN OF NEEDHAM PLANNING BOARD

BY: Martin Jacob
Ind. Teacher
Elizabeth GRIMES
for S. M. M.

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIOPOULOS TO BE RECORDED HEREWITH.

DIRECTOR OF PUBLIC WORKS

APPROVED 6/16/5

TOWN ENGINEER

APPROVED *6/16/15*

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5/27/15 Theodora K. Eaton
DATE TOWN CLERK

OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

JOB # 13160.00
DATE: 6 May 2014
SCALE: AS SHOWN
DRAWN BY: aaz
APPROVED BY: srg
SHEET 12 OF 18

CE-5.1

samiores

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors

20 A Street
Framingham, MA 01701

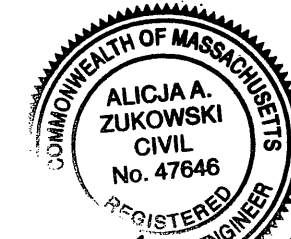
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www.samlotes.com

ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

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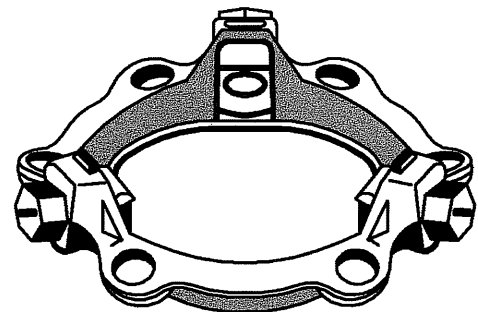
Steve Webb

REVISION

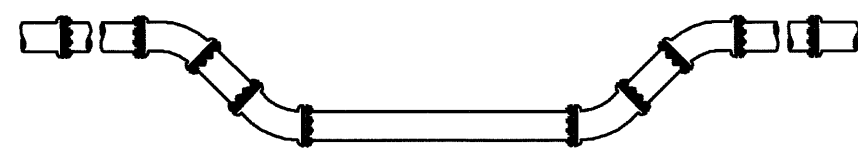
1	7/03/14	PB Rev. Submission
---	---------	--------------------

SITE DETAILS

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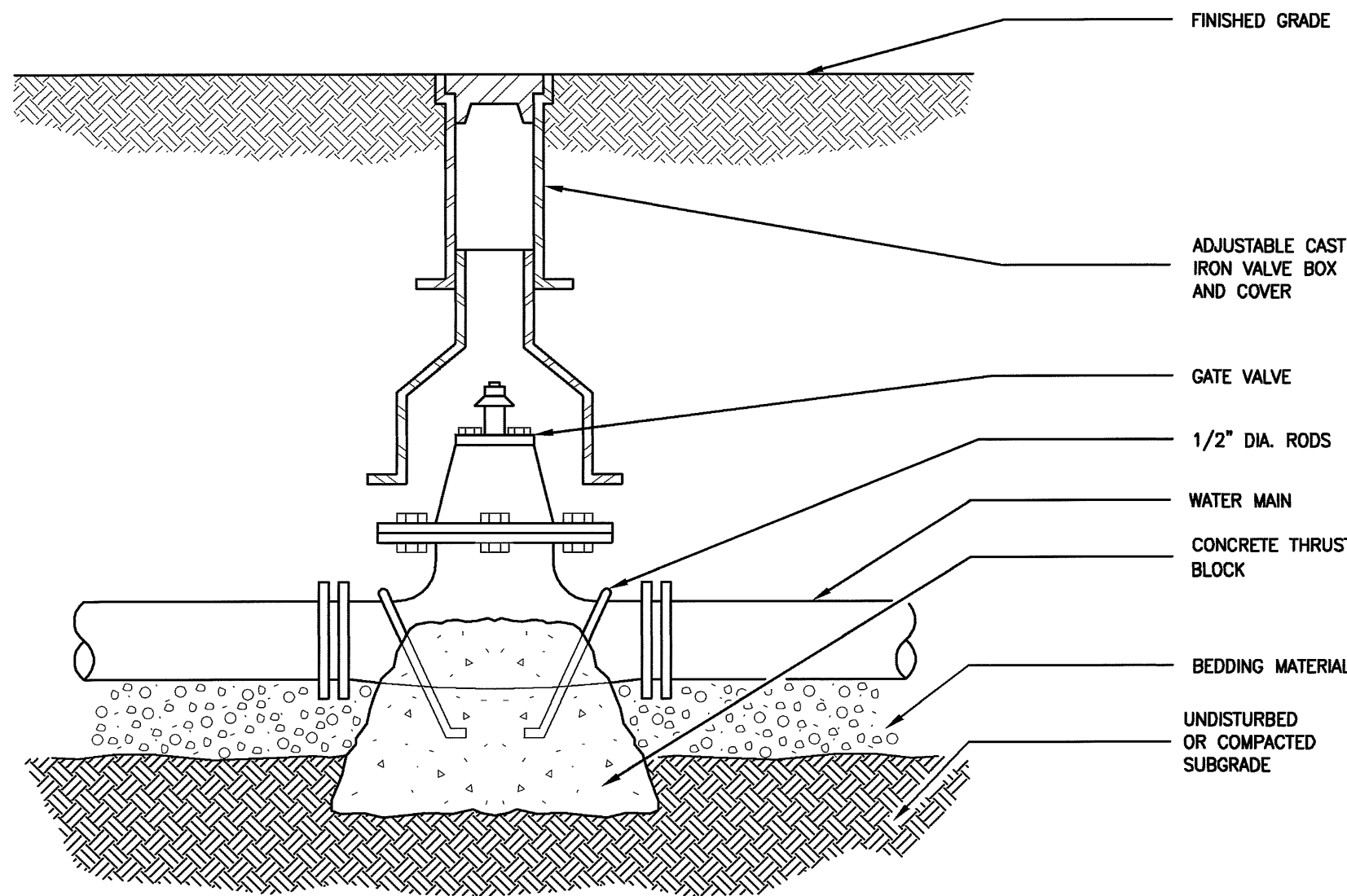
TYPICAL MEGALUG TYPE RESTRAINT DEVICE



TYPICAL THRUST RESTRAINT MEGALUG TYPE JOINTS

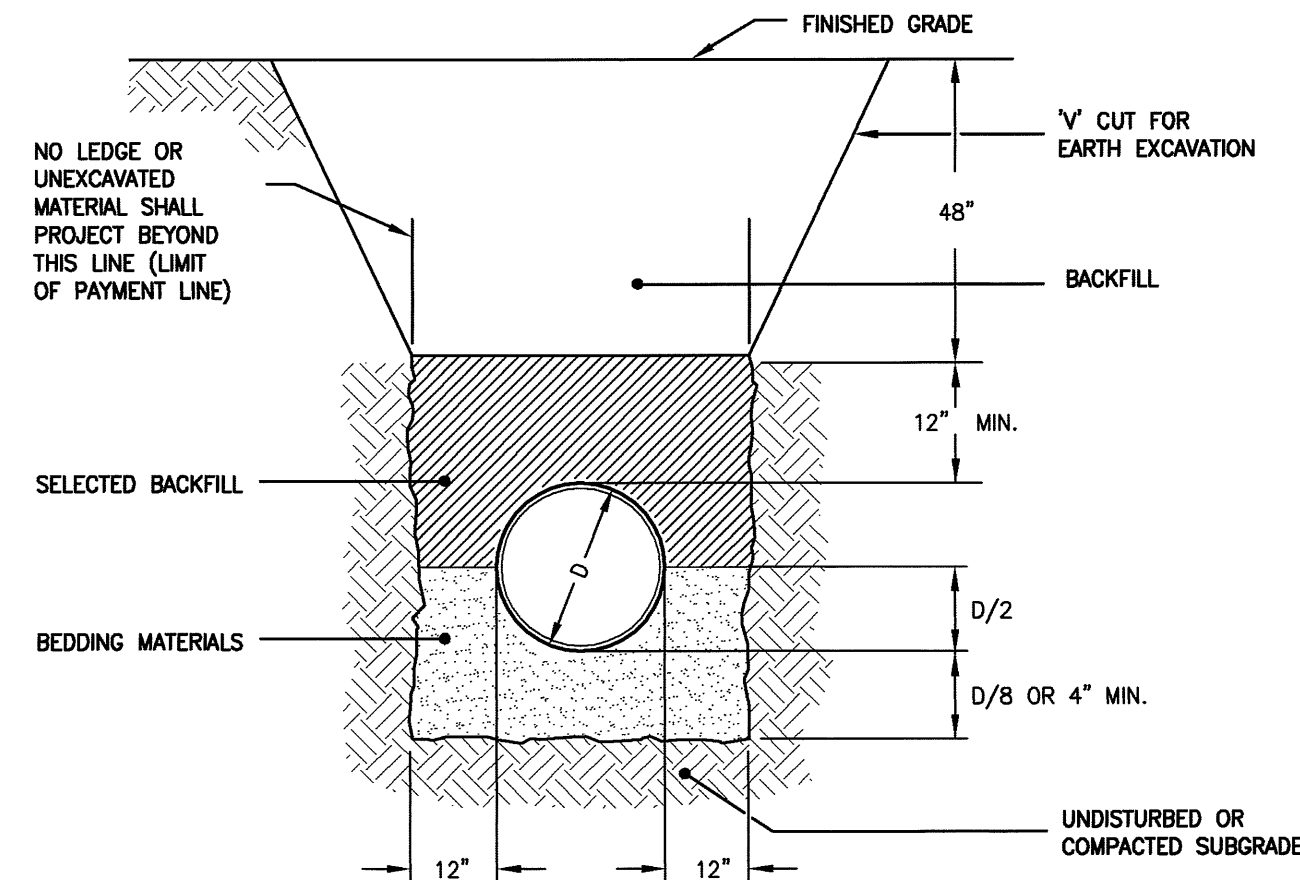
1 MEGALUG DETAIL

NTS



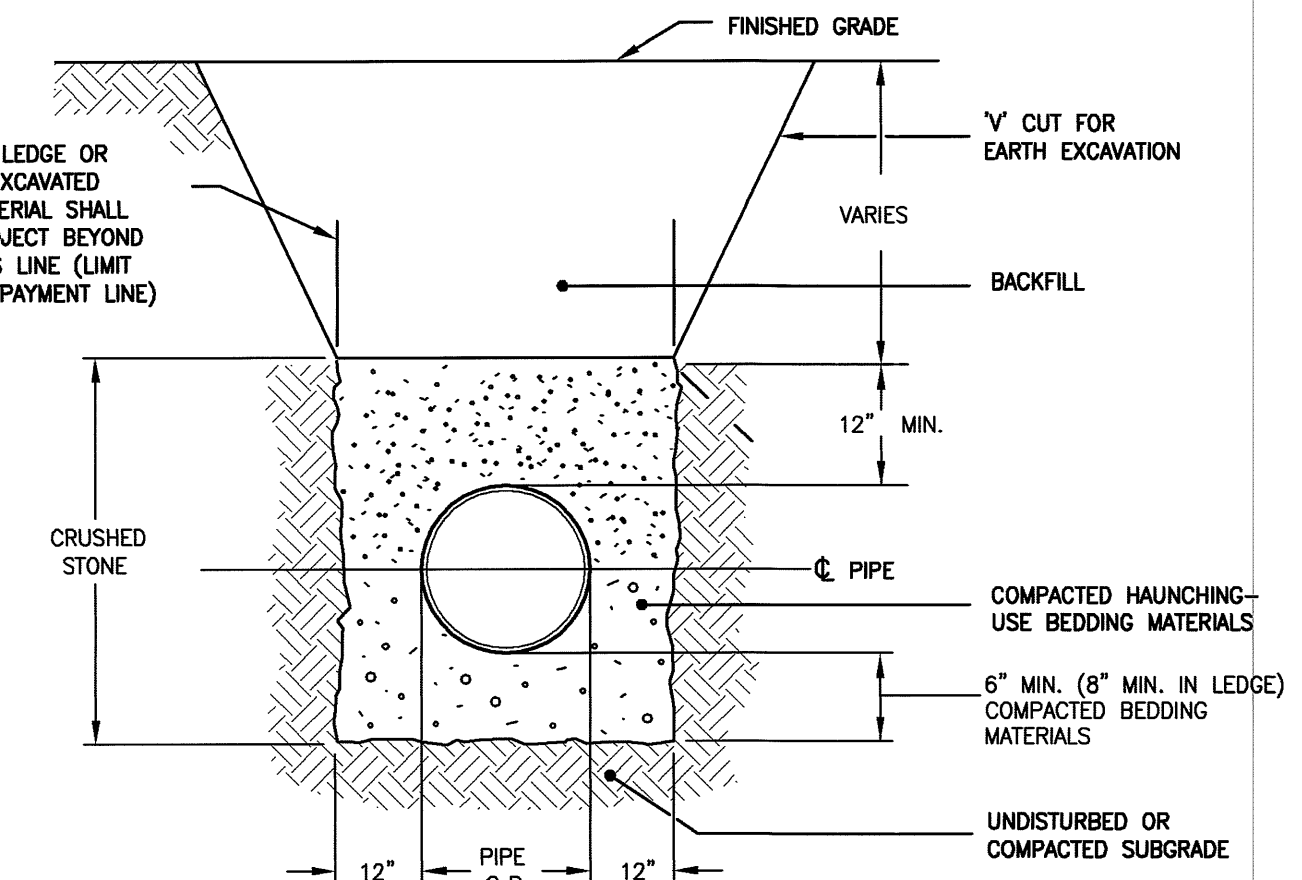
2 GATE VALVE AND BOX

NTS



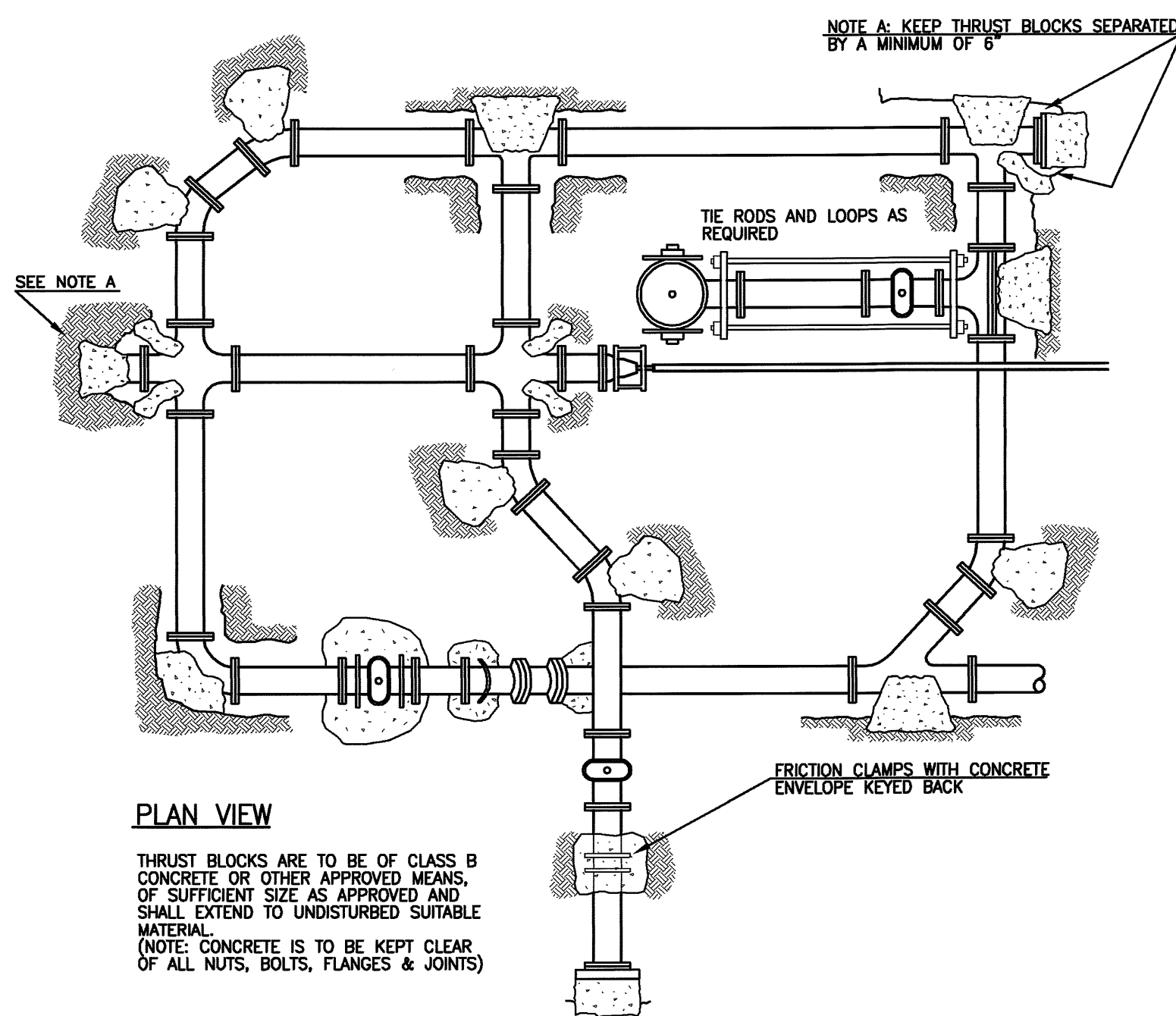
3 TRENCH SECTION - C.L.D.I. WATER PIPE

NTS



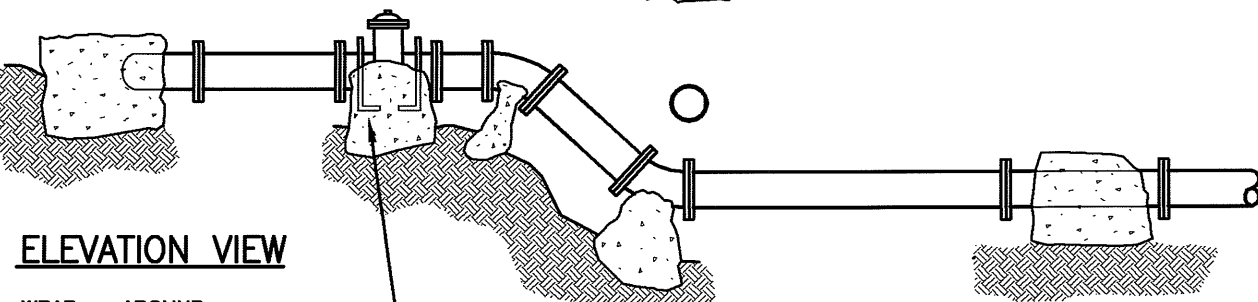
4 TRENCH SECTION- RCP PIPE

NTS



PLAN VIEW

THRUST BLOCKS ARE TO BE OF CLASS B CONCRETE OR OTHER APPROVED MEANS, OF SUFFICIENT SIZE AS APPROVED AND SHALL EXTEND TO UNDISTURBED SUITABLE MATERIAL (NOTE: CONCRETE IS TO BE KEPT CLEAR OF ALL NUTS, BOLTS, FLANGES & JOINTS)

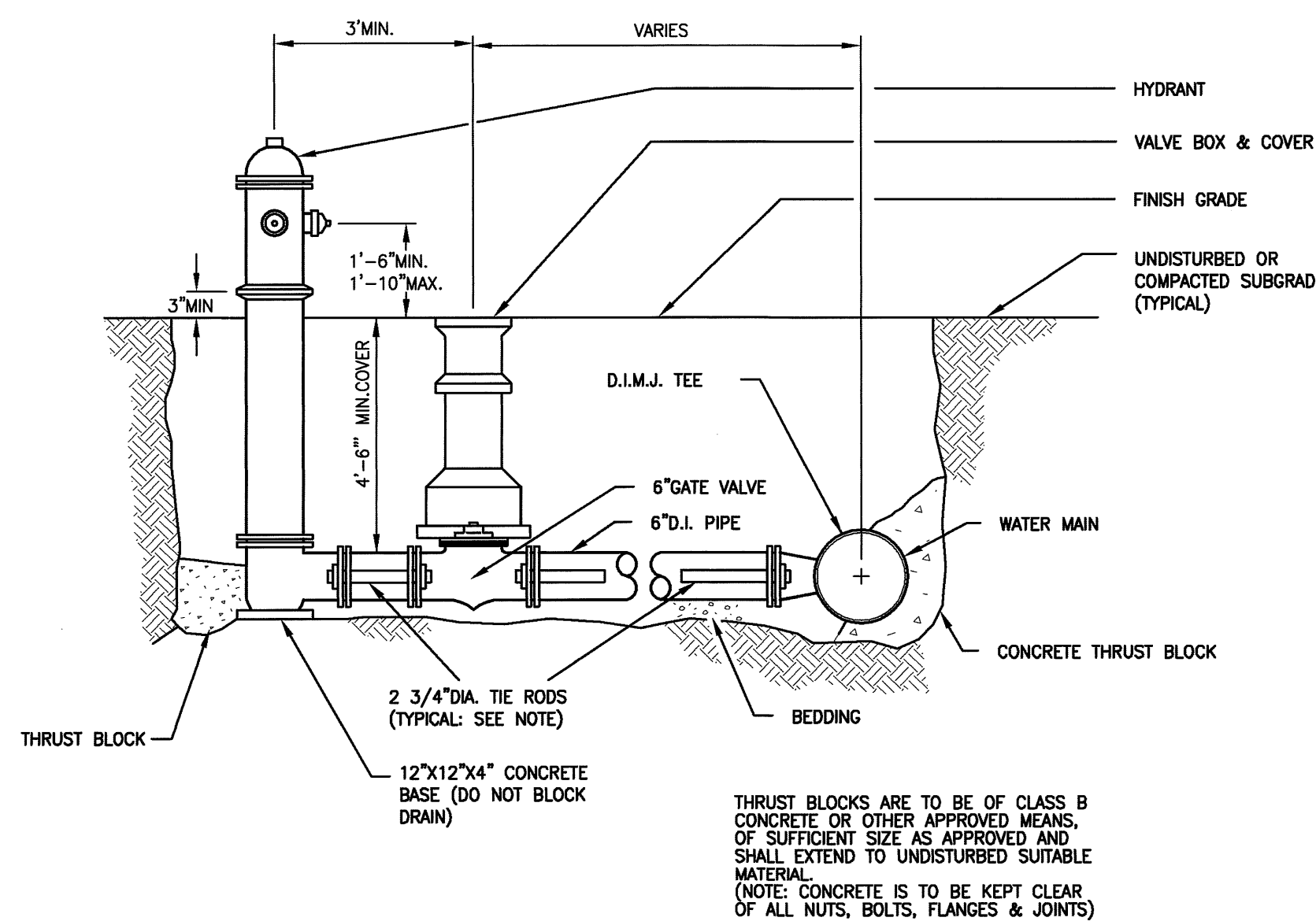


ELEVATION VIEW

WRAP - AROUND STEEL RESTRAINING LOOPS IN CONCRETE KEYS TO BANK, RESTRAINED GATE AND BEND SHOWN. USE AS DIRECTED.

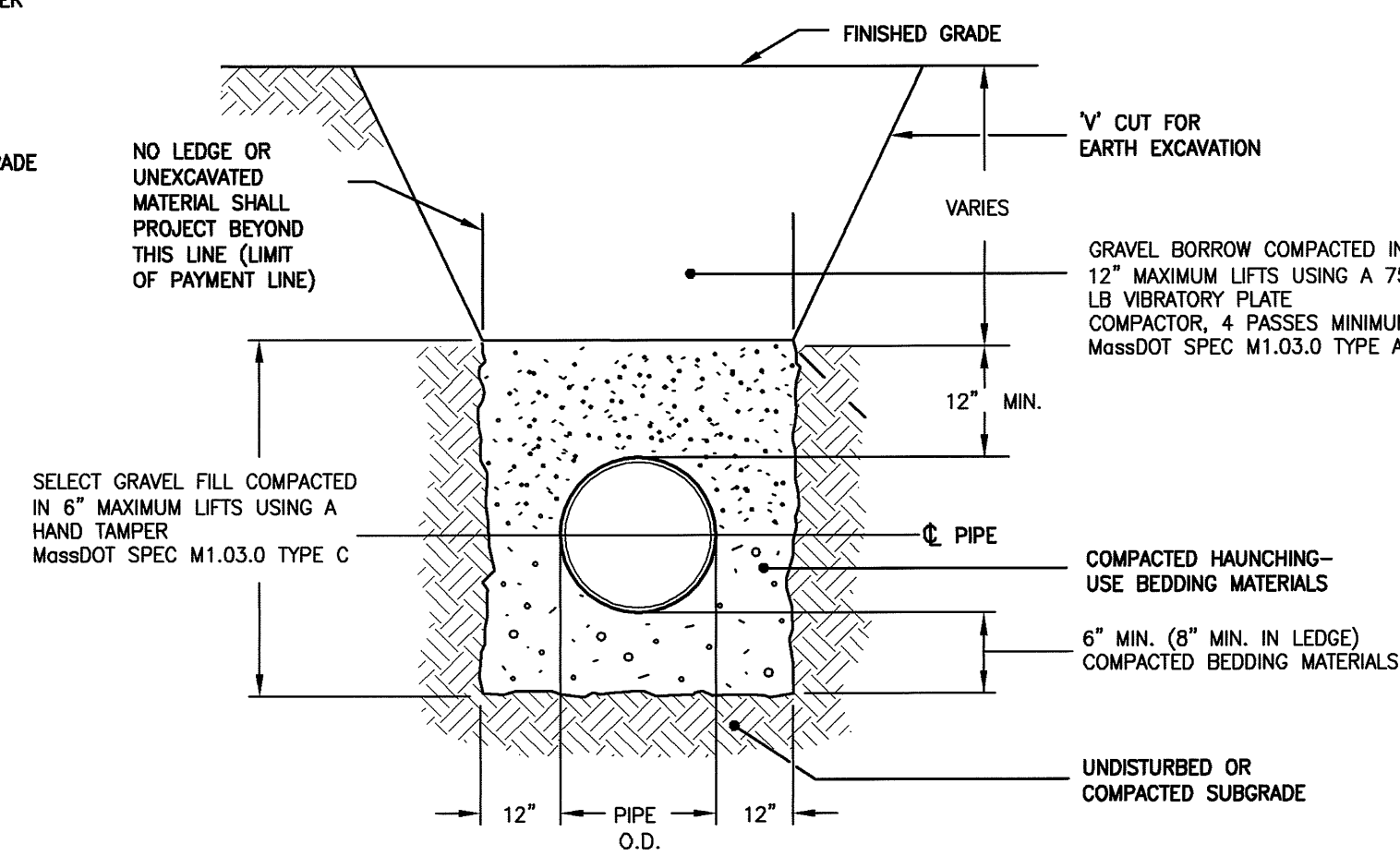
5 THRUST BLOCK CONFIGURATIONS

NTS



6 HYDRANT

NTS



7 TRENCH SECTION- PVC / HDPE GRAVITY PIPE

NTS

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Maria J. Scal*

Rigoberto Jimenez

Raul Jimenez

John S. M...

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HERewith.

John S. M...
DIRECTOR OF PUBLIC WORKS

APPROVED 5/13/15

Anthony Delaney
TOWN ENGINEER

APPROVED 6/16/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

3/27/15 *Theresa K. Eaton*
DATE TOWN CLERK

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE

Alice Vukobrat

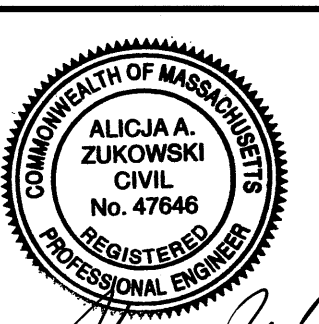


OWNER/APPLICANT
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WAYSIDE REALTY TRUST
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ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

SEAL



REVISION

1 7/03/14 PB Rev. Submission

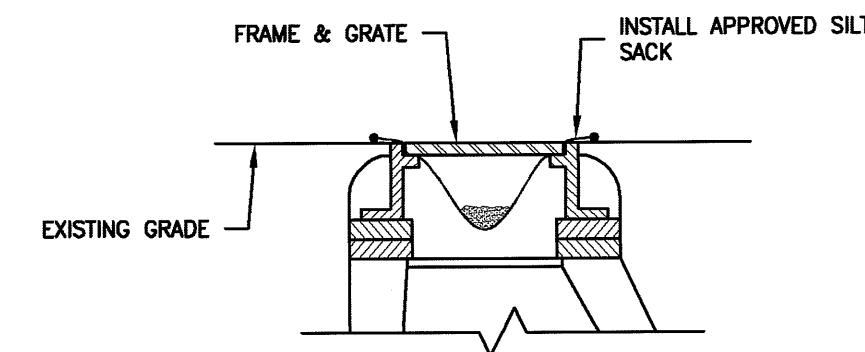
SITE
DETAILS

JOB # 13160.00
DATE: 6 May 2014
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APPROVED BY: BAC

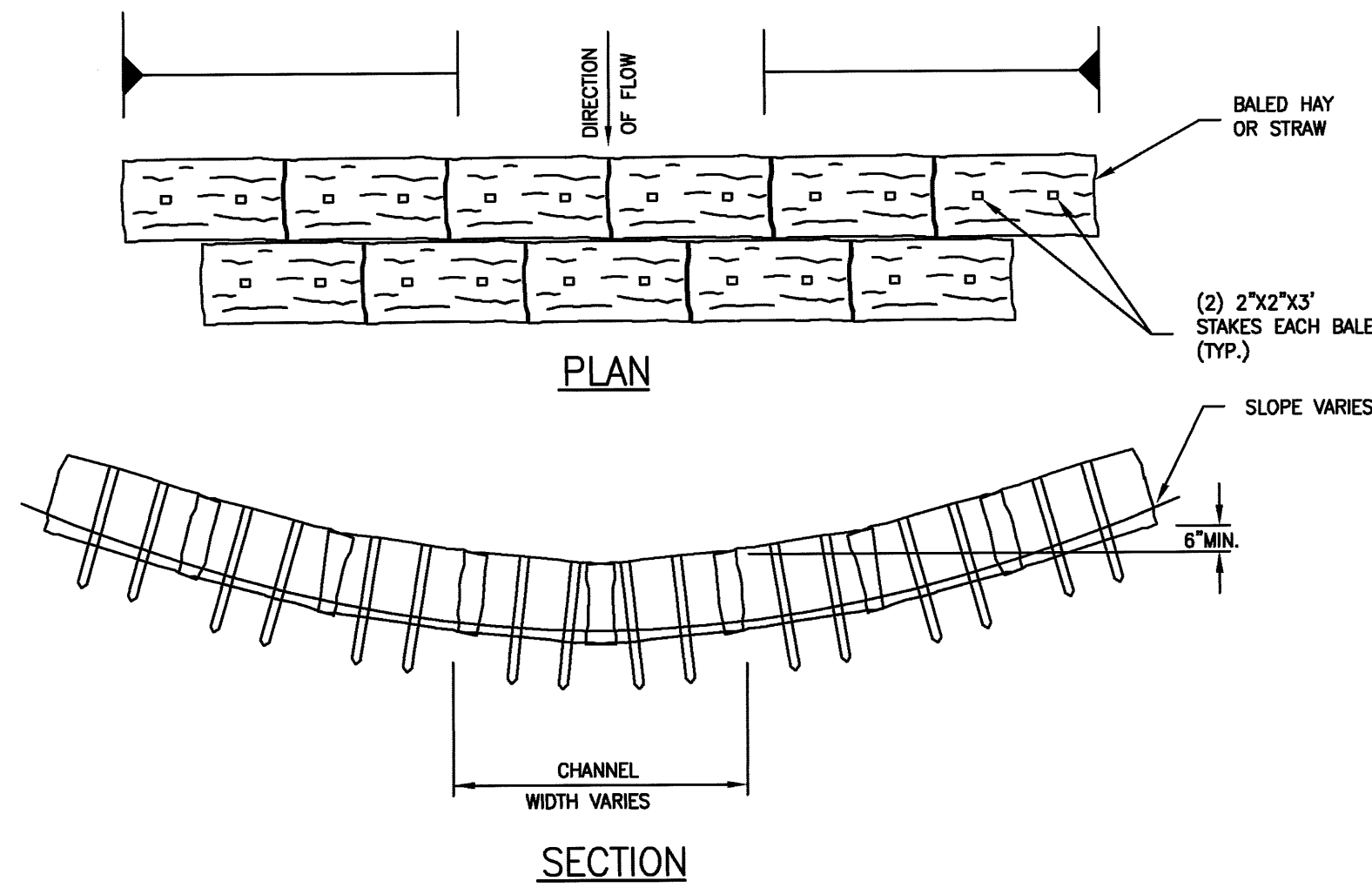
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SHEET 13 OF 18

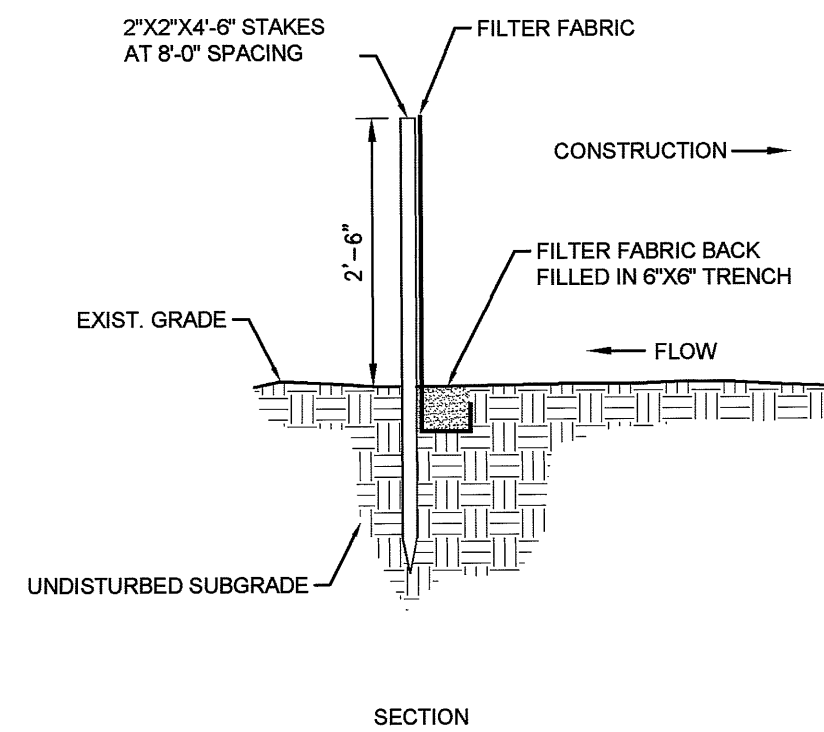
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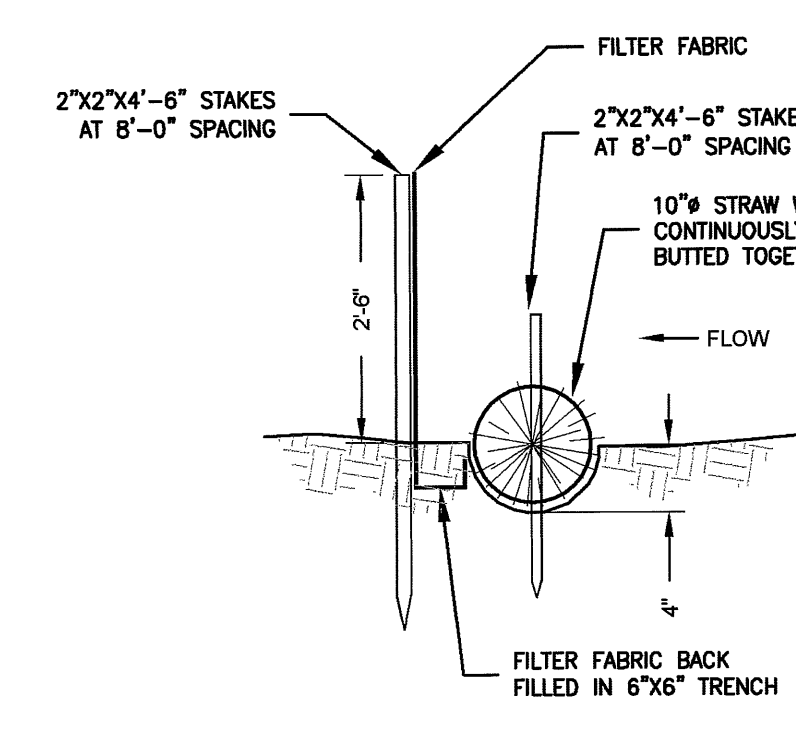
1 SILT SACKS
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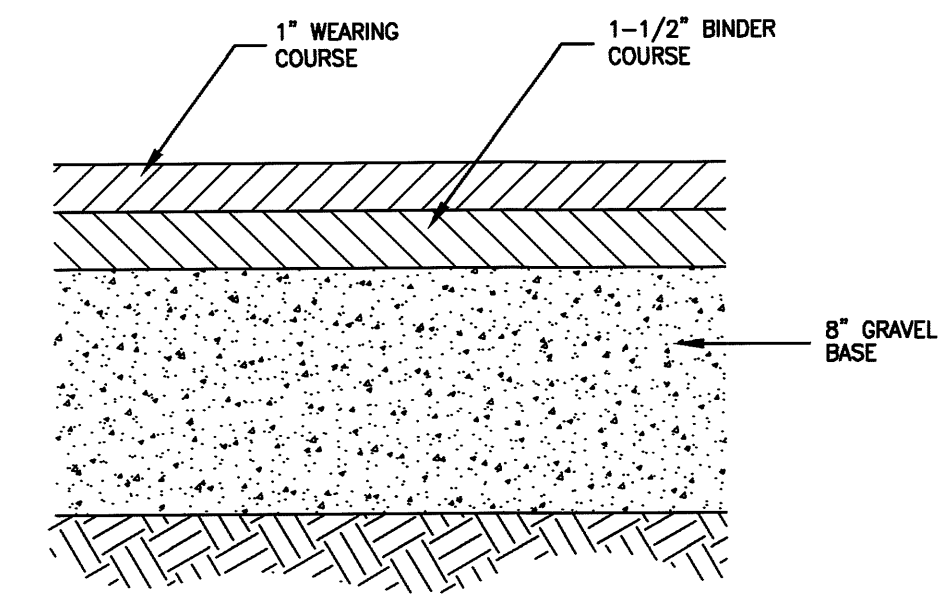
2 HAY BALE CHECK DAM
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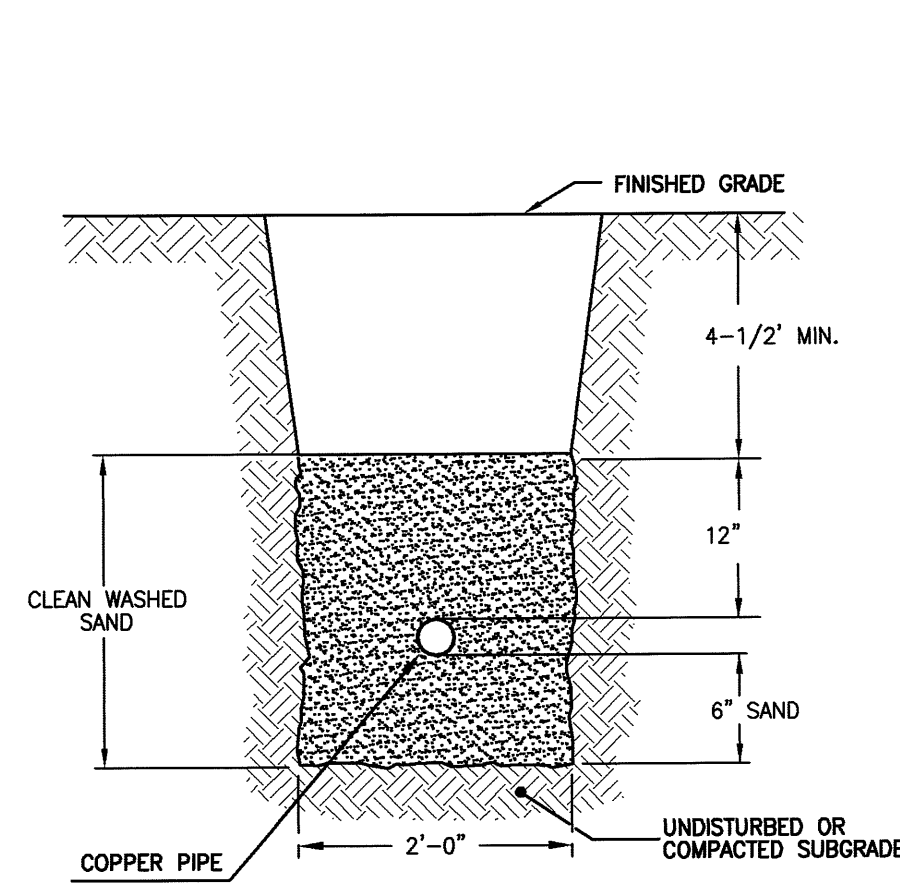
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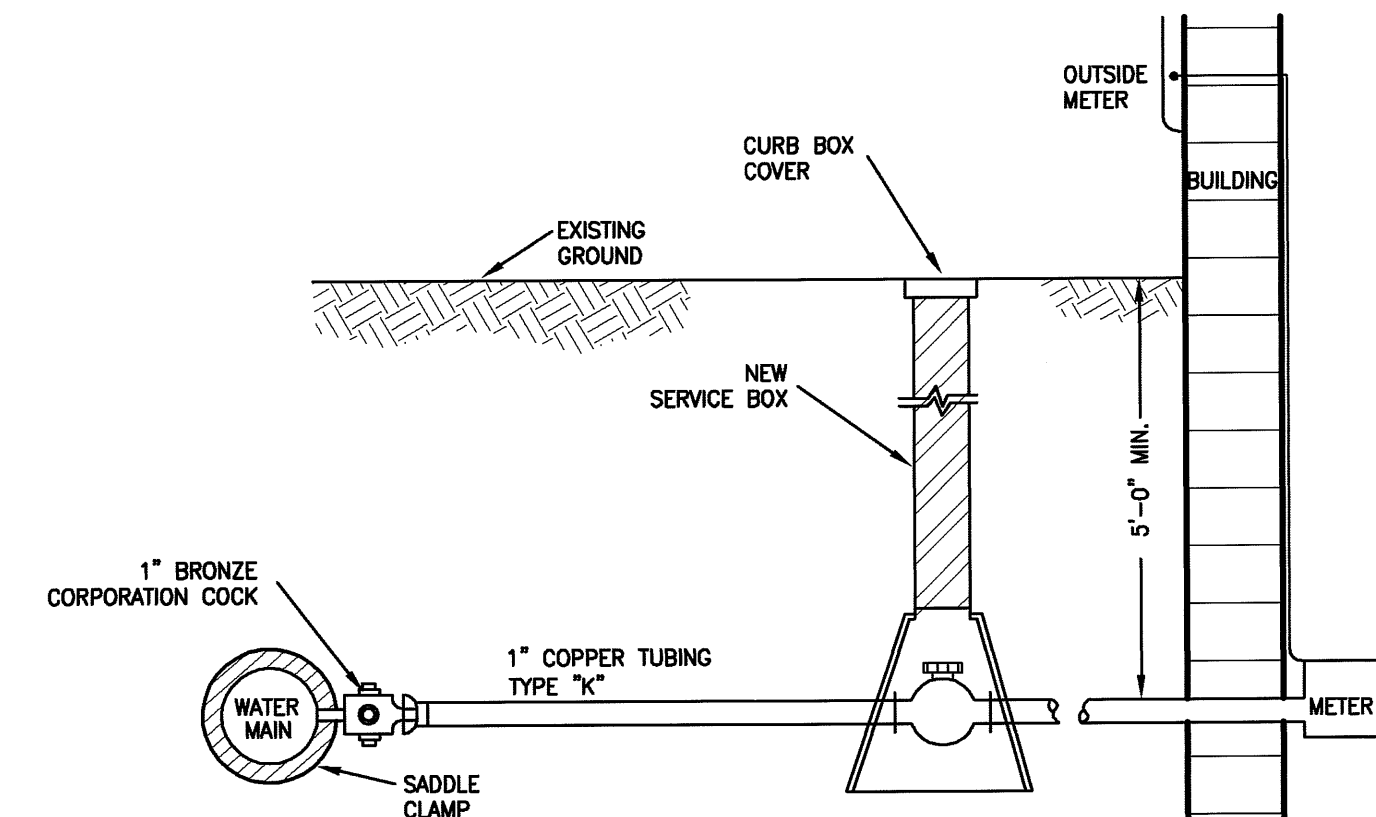
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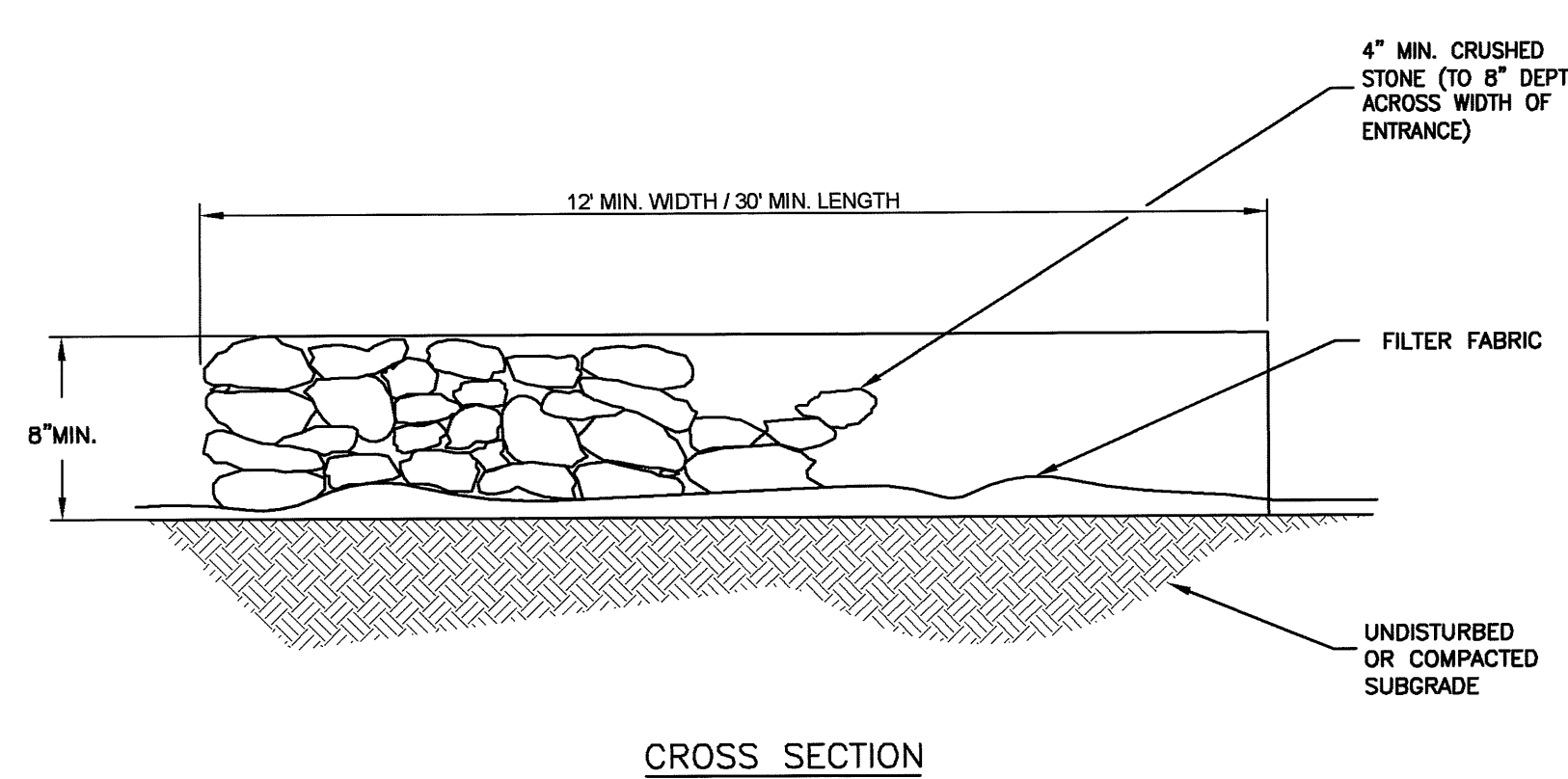
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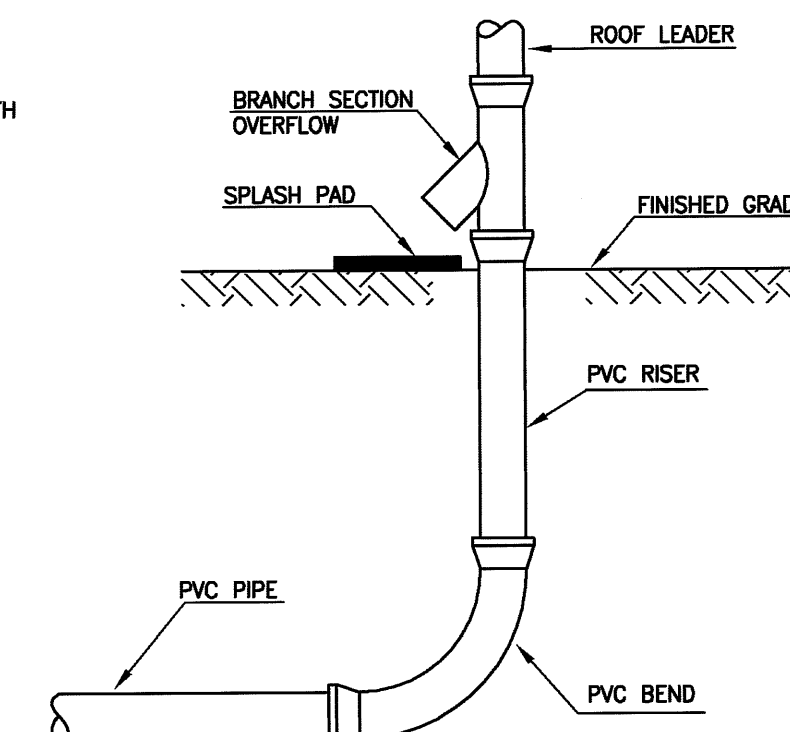
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7 CORPORATION STOP & METER
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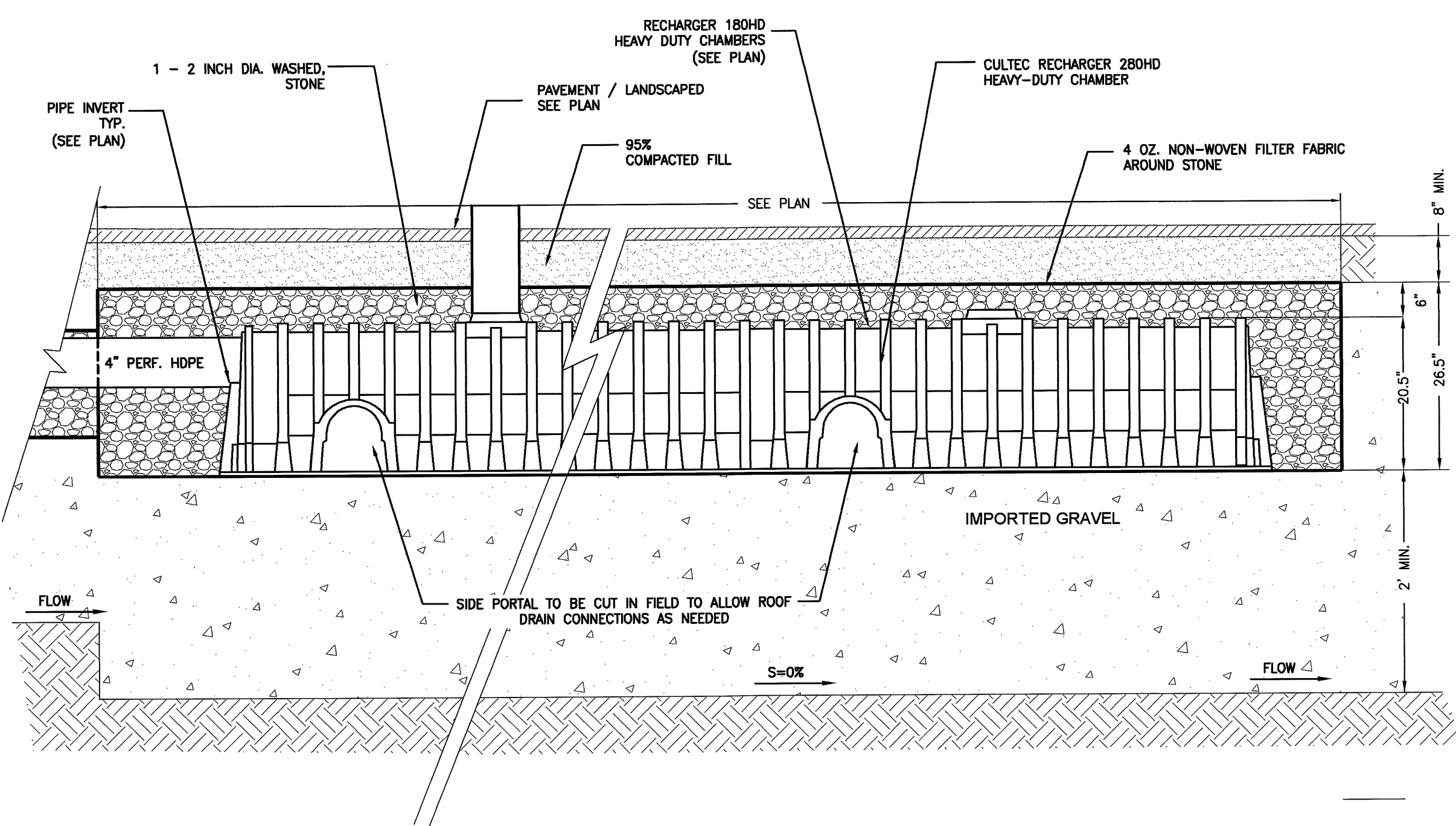


8 CONSTRUCTION ENTRANCE
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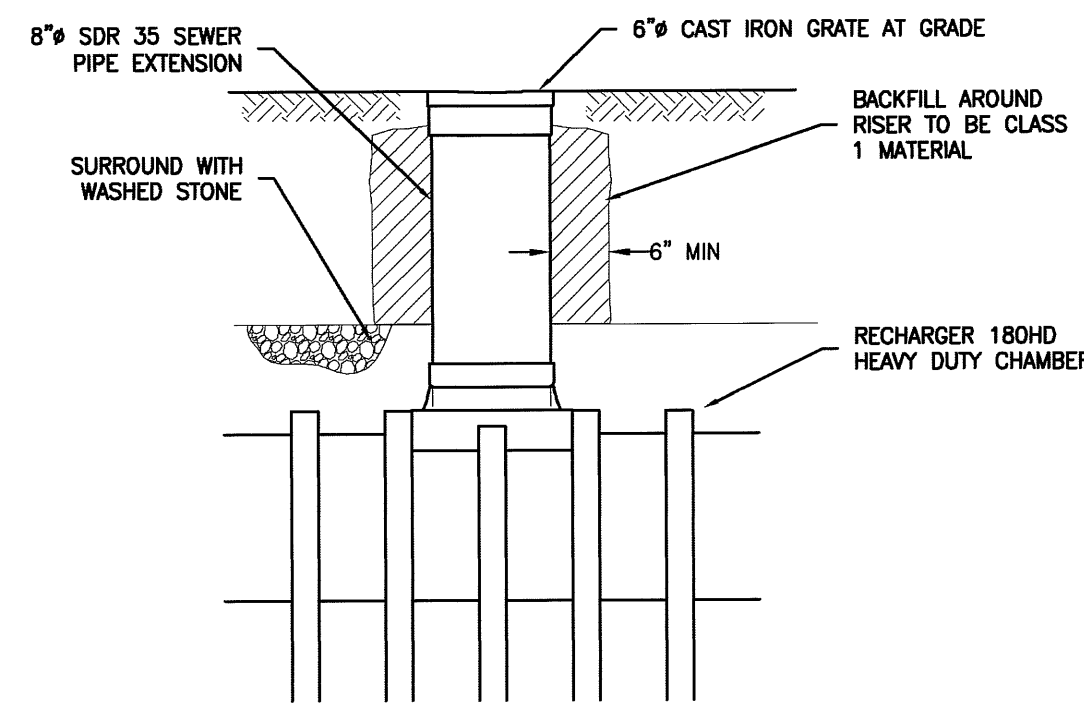


9 ROOF LEADER
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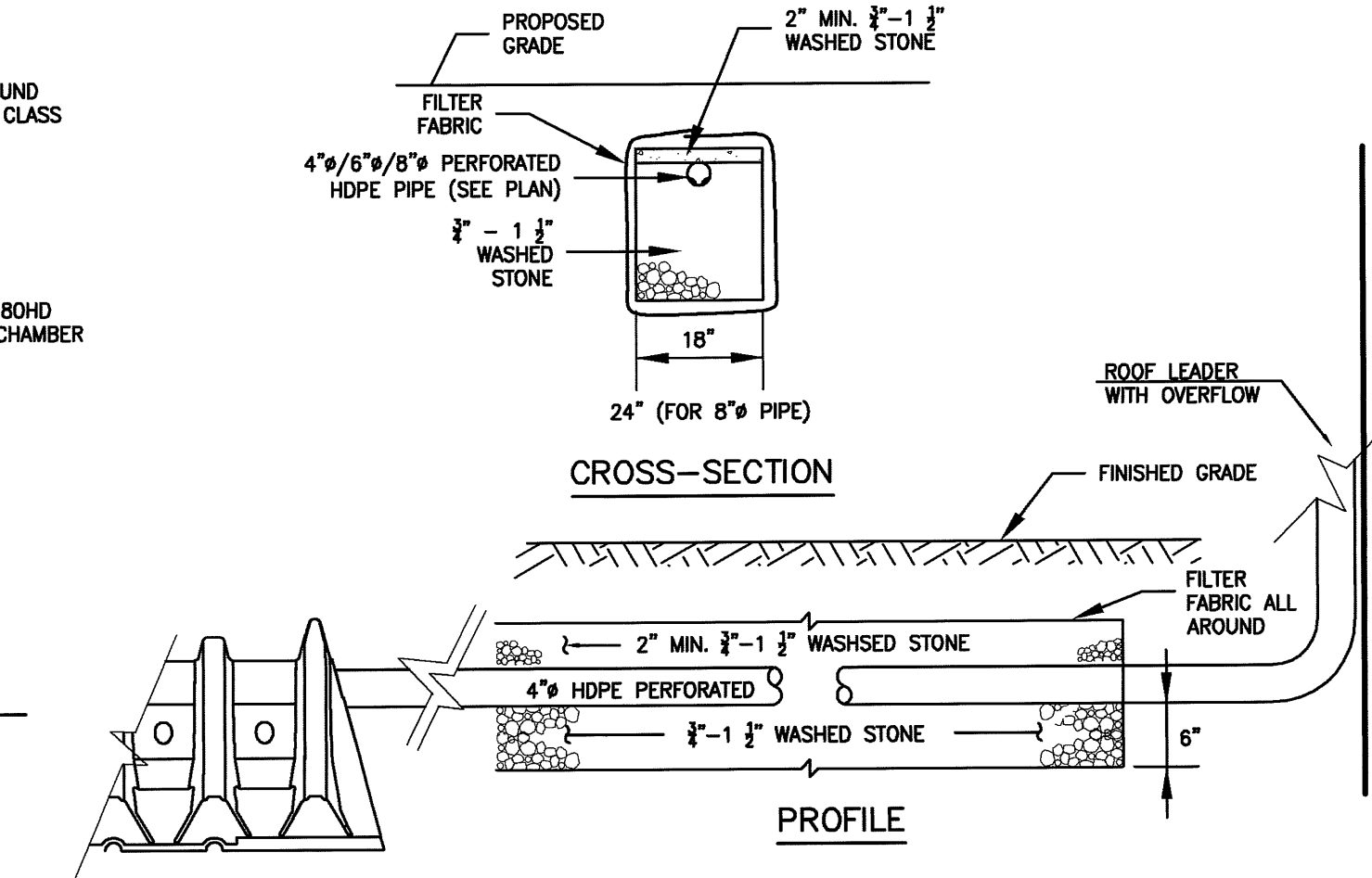
APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED
TOWN OF NEEDHAM PLANNING BOARD
BY: *Martin Jacob*
Elizabeth Griggs
Rachel P. Newson
Chris Kotsiopoulos
APPROVED: 5/26/2015
APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HEREWITH.



10 INFILTRATION SYSTEM (TYP.)
NTS



11 INSPECTION PORT
NTS



12 INFILTRATOR TRENCH
NTS

DIRECTOR OF PUBLIC WORKS
APPROVED: *Rachel P. Newson*
2/16/15
TOWN ENGINEER
APPROVED: *Anthony F. DeC...*
6/16/15

I, TOWN CLERK OF THE TOWN OF NEEDHAM, HEREBY CERTIFY THAT THE NOTICE OF THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.
DATE: 5/27/15 TOWN CLERK: *Shondra K. Eaton*



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.
REGISTERED CIVIL ENGINEER, PE *Alicia Zukowski*

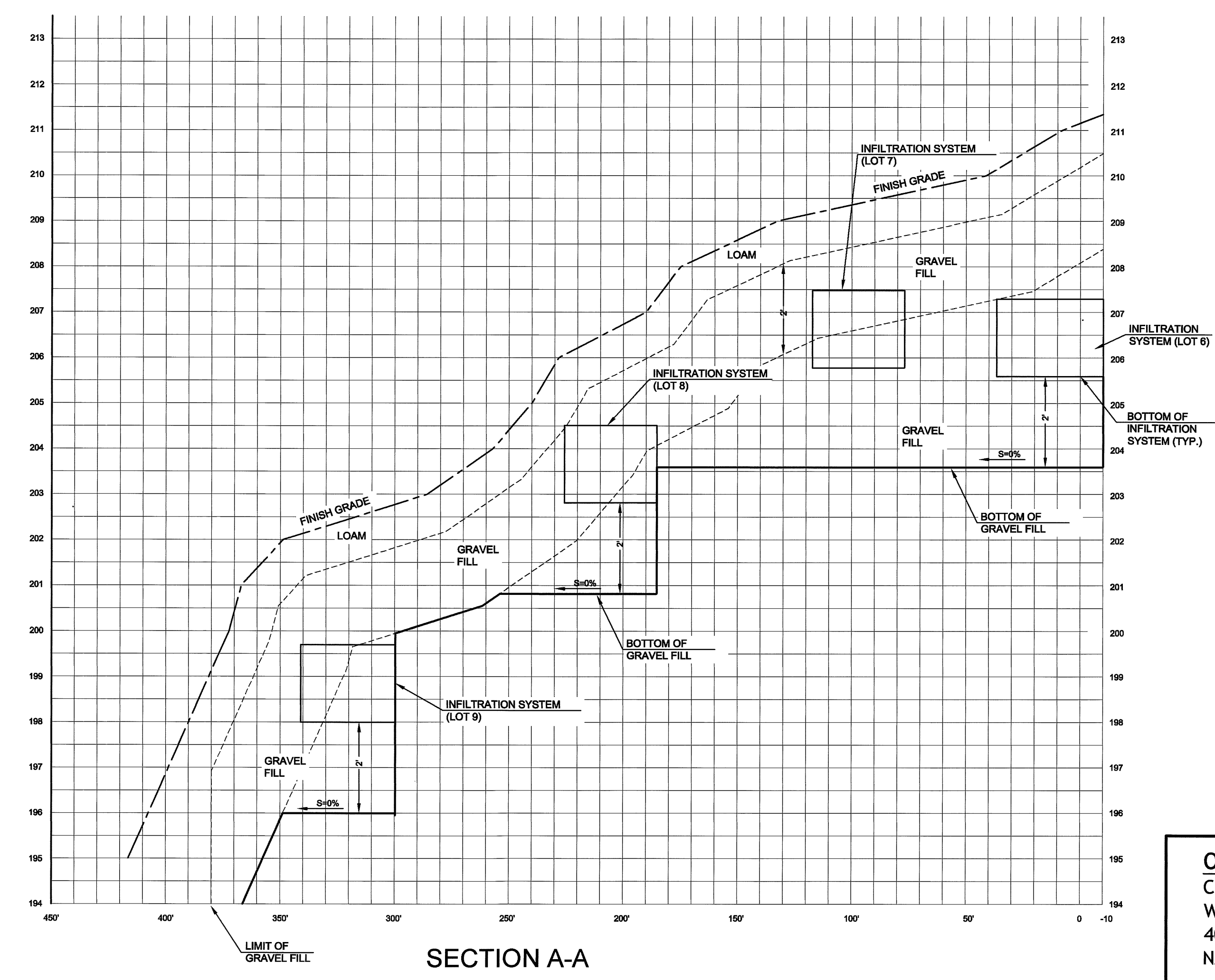
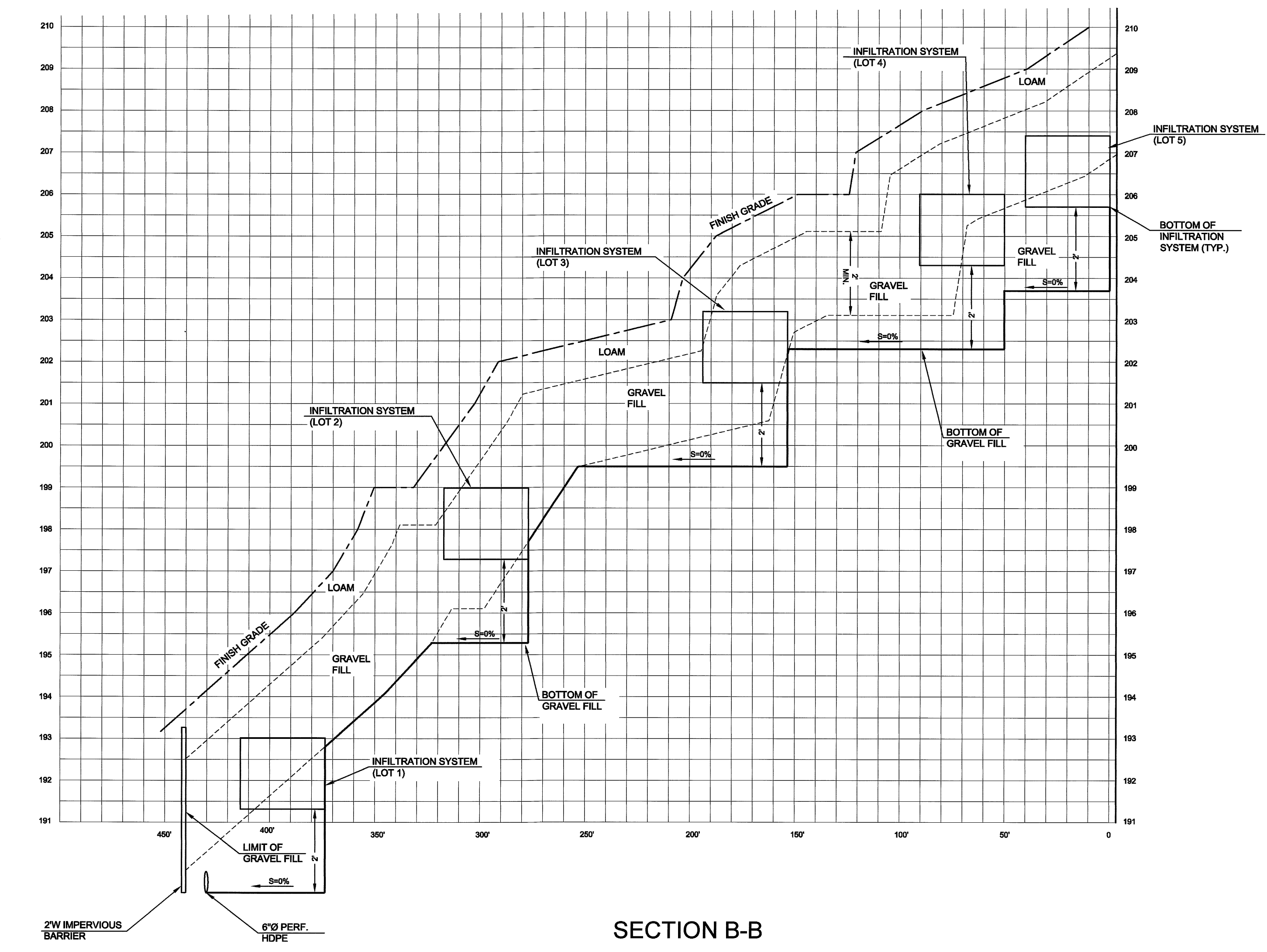
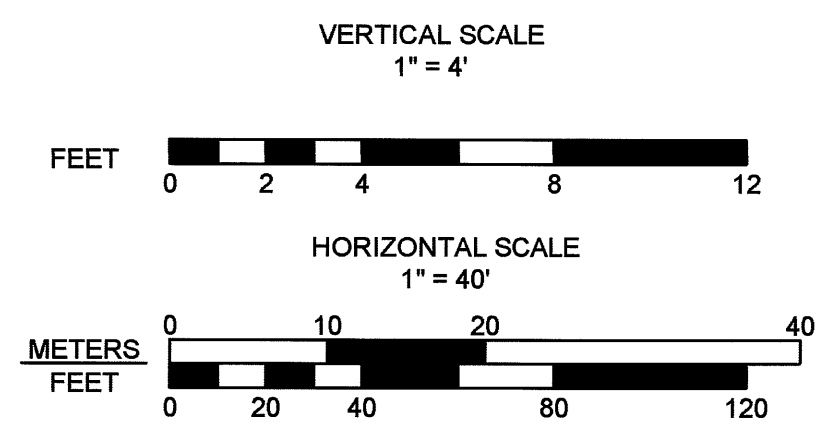
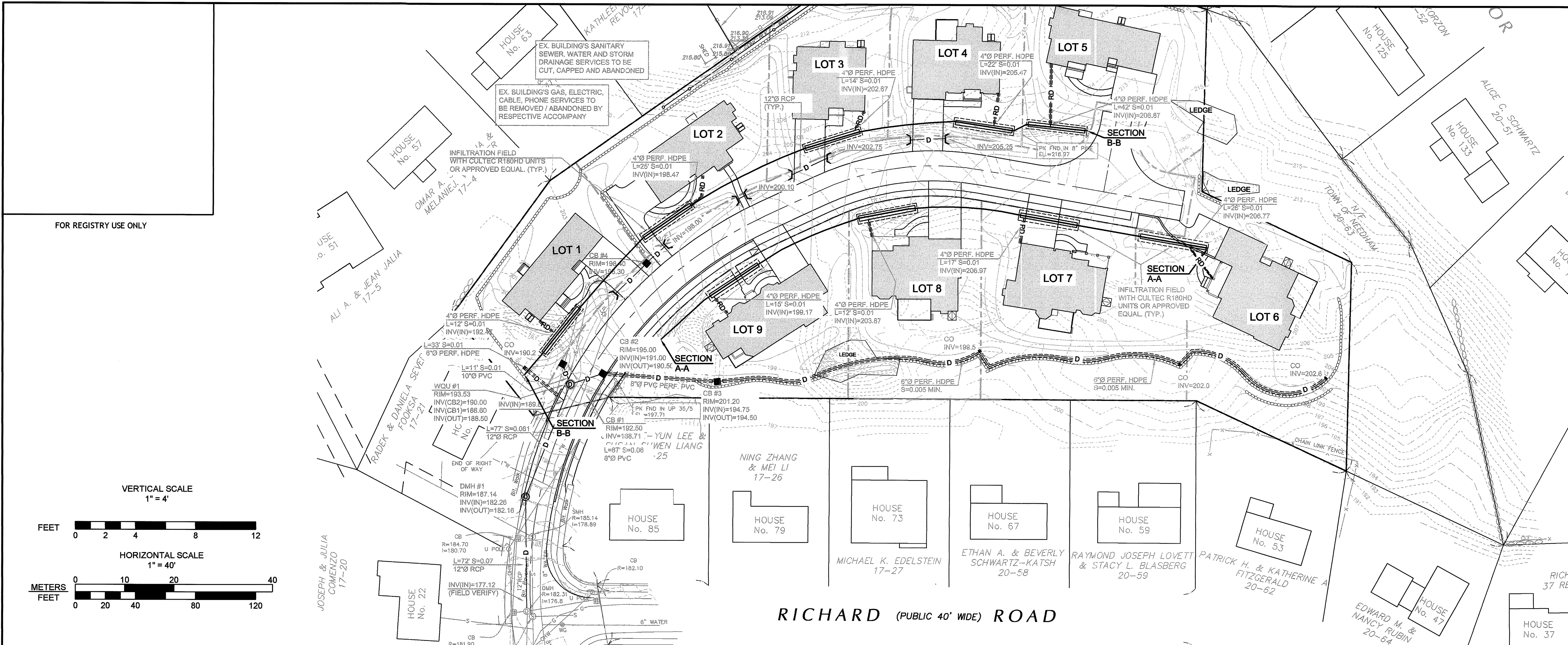
OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

ROCKWOOD LANE SUBDIVISION
Rockwood Lane
Needham, Massachusetts

SITE DETAILS

REVISION		
1	7/03/14	PB Rev. Submission
2	8/22/14	PB Rev. Submission
3	9/26/14	PB Rev. Submission
4	10/07/14	PB Rev. Submission

JOB # 13160.00 DATE: 6 May 2014 SCALE: AS SHOWN DRAWN BY: aaz APPROVED BY: srg	CE-5.3
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APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *[Signature]*

[Signature]

[Signature]

[Signature]

APPROVED: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIPOULOS TO BE RECORDED HEREWITH.

[Signature]

DIRECTOR OF PUBLIC WORKS

APPROVED 5/16/15

[Signature]

TOWN ENGINEER

APPROVED 6/16/15

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5/27/15 *[Signature]*

DATE TOWN CLERK

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE NEEDHAM PLANNING BOARD.

REGISTERED CIVIL ENGINEER, PE *[Signature]*

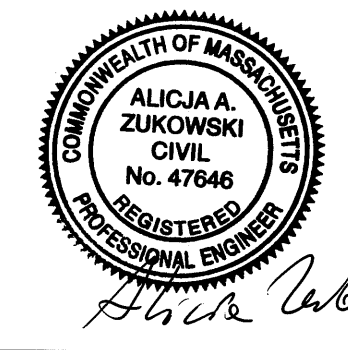


Samiotes Consultants Inc.
Civil Engineers • Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
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ROCKWOOD LANE SUBDIVISION

Rockwood Lane
Needham, Massachusetts

SEAL



REVISION		
1		
2	8/22/14	PB Rev. Submission
3	9/26/14	PB Rev. Submission

INFILTRATION SYSTEMS SECTIONS

OWNER/APPLICANT
CHRIS KOTSIPOULOS &
WAYSIDE REALTY TRUST
40 NOUVELLE WAY 848
NATICK, MA 01760

JOB # 13160.00
DATE: 6 May 2014
SCALE: AS SHOWN
DRAWN BY: aaz
APPROVED BY: srg

CE-5.4

PERMITTED PLANT LIST	
Botanical Name	Common Name
TYPE B LANDSCAPE - MIXED DECIDUOUS AND EVERGREEN TREE AND SHRUB BEDS	
Deciduous Trees:	
<i>Acer</i> sp.	Maples
<i>Amelanchier</i> sp.	Shadblow
<i>Betula</i> sp.	Birch
<i>Carpinus betulus</i>	European Hornbeam
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus florida</i>	Rugers Hybrid Dogwood
<i>Cornus kousa</i>	Kousa Dogwood
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Crataegus</i> sp.	Hawthorn
<i>Halesia carolina</i>	Carolina Silverbell
<i>Liriodendron tulipifera</i>	Tuliptree
<i>Magnolia</i> sp.	Magnolia
<i>Platanus acerifolia</i>	London Planetree
<i>Prunus</i> sp.	Cherry
<i>Pyrus</i> sp.	Pear
<i>Quercus</i> sp.	Oak
<i>Sophora japonica</i>	Japanese Scholartree
<i>Ulmus</i> sp.	Elm
<i>Zelkova serrata</i>	Japanese Zelkova
Coniferous Trees:	
<i>Abies concolor</i>	White Fir
<i>Chamaecyparis</i> sp.	Cypress
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar
<i>Cryptomeria</i> sp.	Japanese Cedar
<i>Juniperus virginiana</i> 'Emerald Sentinel'	Eastern Redcedar
<i>Picea</i> sp.	Spruce
<i>Pinus</i> sp.	Pine
<i>Thuja</i> sp.	Arbovitae

Shrubs:	
<i>Aronia</i> sp.	Chokeberry
<i>Azalea</i> sp.	Azalea
<i>Buddleia davidii</i>	Butterfly Bush
<i>Calliocalpa dichotoma</i>	Purple Beautyberry
<i>Calluna</i> sp.	Heather
<i>Caryopteris x clandonensis</i>	Blue Mist Shrub
<i>Clethra</i> sp.	Summersweet
<i>Comptonia peregrina</i>	Sweetfern
<i>Cornus</i> sp.	Dogwood
<i>Cytisus scoparius</i>	Scotch Broom
<i>Enkianthus</i> sp.	Redvein Enkianthus
<i>Erica carnea</i>	Spring Heath
<i>Euonymus fortunei</i>	Japanese Euonymus
<i>Forsythia intermedia</i> 'Spring Glory'	Spring Glory Forsythia
<i>Fothergilla</i> sp.	Fothergilla
<i>Hamamelis</i> sp.	Withhazel
<i>Hibiscus</i> sp.	Rose of Sharon
<i>Hydrangea</i> sp.	Hydrangea
<i>Hypericum</i> sp.	St. John's Wort
<i>Ilex</i> sp.	Holly
<i>Itea</i> sp.	Sweetspire
<i>Juniperus</i> sp.	Juniper
<i>Kalmia latifolia</i>	Mountainlaurel
<i>Kerria japonica</i>	Japanese Kerria
<i>Leucothoe</i> sp.	Leucothoe
<i>Ligustrum</i> sp.	Privet
<i>Lindera benzoin</i>	Spicebush
<i>Microbiota decussata</i>	Siberian Carpet Cypress
<i>Myrica pennsylvanica</i>	Northern Bayberry
<i>Physocarpus opulifolius</i>	Ninebark
<i>Pieris</i> sp.	Andromeda
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil
<i>Rhododendron</i> sp.	Rhododendron
<i>Rhus aromatica</i> 'Gro-Low'	Grow Low Fragrant Sumac
<i>Rosa</i> sp.	Shrub Rose
<i>Spiraea</i> sp.	Spiraea
<i>Symphoricarpos</i> sp.	Snowberry
<i>Syringa</i> sp.	Lilac
<i>Taxus</i> sp.	Yew
<i>Thuja</i> sp.	Arbovitae
<i>Vaccinium</i> sp.	Blueberry
<i>Viburnum</i> sp.	Viburnum
<i>Weigela florida</i>	Weigela

TYPE A and C LANDSCAPE - GRASSES, PERENNIALS AND GROUNDCOVERS	
Groundcovers and Ferns (6-36" Height) :	
<i>Arctostaphylos uva-ursi</i>	Bearberry
<i>Aster ericoides</i> 'Snow Flurry'	Snow Flurry Heath Aster
<i>Calluna</i> sp.	Heather
<i>Dryopteris</i> sp.	Dryopteris Fern
<i>Caryopteris x clandonensis</i>	Blue Mist Shrub
<i>Erica carnea</i>	Spring Heath
<i>Euonymus fortunei</i>	Japanese Euonymus
<i>Gaultheria procumbens</i>	Checkerberry
<i>Hedera</i> sp.	Ivy
<i>Juniperus horizontalis</i>	Groundcover Juniper
<i>Microbiota decussata</i>	Siberian Carpet Cypress
<i>Osmunda cinnamomea</i>	Cinnamon Fern
<i>Pachysandra</i> sp.	Pachysandra
<i>Polystichum acrostichoides</i>	Christmas Fern
<i>Rhus aromatica</i> 'Gro-Low'	Grow Low Fragrant Sumac
<i>Vinca</i> sp.	Creeping Myrtle
Low Grasses (to 36" Height):	
<i>Eragrostis spectabilis</i>	Weeping Lovegrass
<i>Muhlenbergia capillaris</i>	Pink Muhly Grass
<i>Sporobolus heterolepis</i>	Prairie Dropseed
Medium Height Grasses (to 48" Height):	
<i>Chasmodon latifolium</i>	Northern Sea Oats
<i>Elymus arenarius</i> 'Blue Dune'	Blue Dune Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
Tall Grasses (to 72" Height):	
<i>Panicum virgatum</i>	Switchgrass
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass
<i>Sorghastrum nutan</i> 'Sioux Blue'	Sioux Blue Indiangrass

Flowering Perennials:	
<i>Achillea</i> sp.	Yarrow
<i>Agastache</i> sp.	Hyssop
<i>Amonia</i> sp.	Starflower
<i>Aquilegia</i> sp.	Columbine
<i>Artemisia</i> sp.	Wormwood
<i>Asarum europaeum</i>	Wild Ginger
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Aster</i> sp.	Aster
<i>Astilbe</i> sp.	Astilbe
<i>Aster novae-angliae</i> 'Vibrant Dome'	Vibrant Dome New England Aster
<i>Baptisia</i> sp.	False Indigo
<i>Campanula</i> sp.	Bellflower
<i>Cimicifuga</i> sp.	Bugbane
<i>Conwallaria majalis</i>	Lily of the Valley
<i>Coreopsis</i> sp.	Whorled Tickseed
<i>Dianthus gratianopolitanus</i>	Pinks
<i>Dicentra</i> sp.	Bleeding Heart
<i>Echinacea</i> sp.	Purple Coneflower
<i>Echinops</i> sp.	Globe Thistle
<i>Eupatorium</i> sp.	Joe Pye Weed
<i>Euphorbia</i> sp.	Spurge
<i>Gallium odoratum</i>	Sweet Woodruff
<i>Geranium</i> sp.	Cranesbill
<i>Heileborus</i> sp.	Heilebore
<i>Hemerocallis</i> sp.	Daylily
<i>Heuchera</i> sp.	Corallibells
<i>Hibiscus</i> sp.	Rosemallow
<i>Hosta</i> sp.	Hosta
<i>Iberis sempervirens</i>	Candytuft
<i>Iris</i> sp.	Iris
<i>Lavandula</i> sp.	Lavender
<i>Liatris</i> sp.	Gayfeather
<i>Lilops</i> sp.	Lilyturf
<i>Lobelia</i> sp.	Cardinal Flower
<i>Lupinus</i> sp.	Wild Lupine
<i>Monarda didyma</i>	Wild Bergamot
<i>Nepeta</i> sp.	Catmint
<i>Oenothera</i> sp.	Evening Primrose
<i>Peonia</i> sp.	Peony
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Phlox</i> sp.	Phlox
<i>Polygatum multiflorum</i>	Salomon's Seal
<i>Rudbeckia hirta</i>	Blackeyed Susan
<i>Salvia nemorosa</i>	Sage
<i>Sedum</i> sp.	Stonecrop
<i>Solidago</i> sp.	Goldendrod
<i>Thymus</i> sp.	Thyme
<i>Tiarella</i> sp.	Foam flower
<i>Veronica</i> sp.	Speedwell
<i>Yucca filamentosa</i>	Adam's Needle

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Matthew Jacob*
Elizabeth Oliver
Paul Campbell
Joe S. Miller

DATE: 5/26/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIOPOLLOS TO BE RECORDED HERewith.

Robert P. Meenan
DIRECTOR OF PUBLIC WORKS

APPROVED 6/16/15

Anthony F. DeCenzo
TOWN ENGINEER

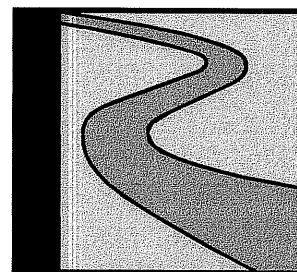
APPROVED 6/16/15

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5/27/15 *Shirlean K. Eaton*
DATE TOWN CLERK

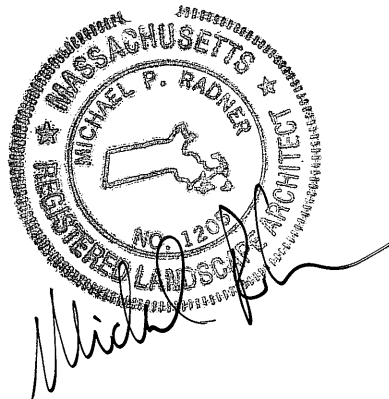
Rockwood Lane Subdivision Needham, MA

Landscape Architect



**Radner Design
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945 Concord Street, Suite 100
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09/26/2014 Planning Board
08/22/2014 Planning Board
07/03/2014 Planning Board
Revision:

Drawn: mr

Scale: N.A.

Key Plan:

Sheet Name:
Planting Details

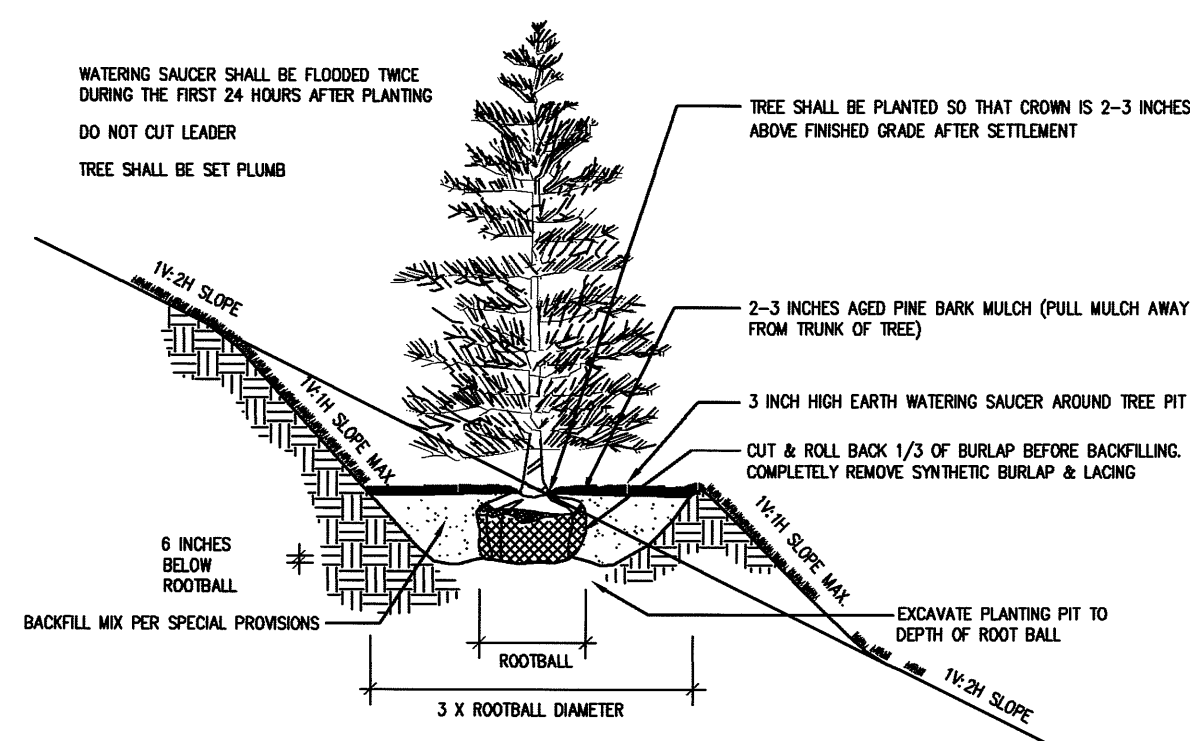
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Issue Date:
May 6, 2014

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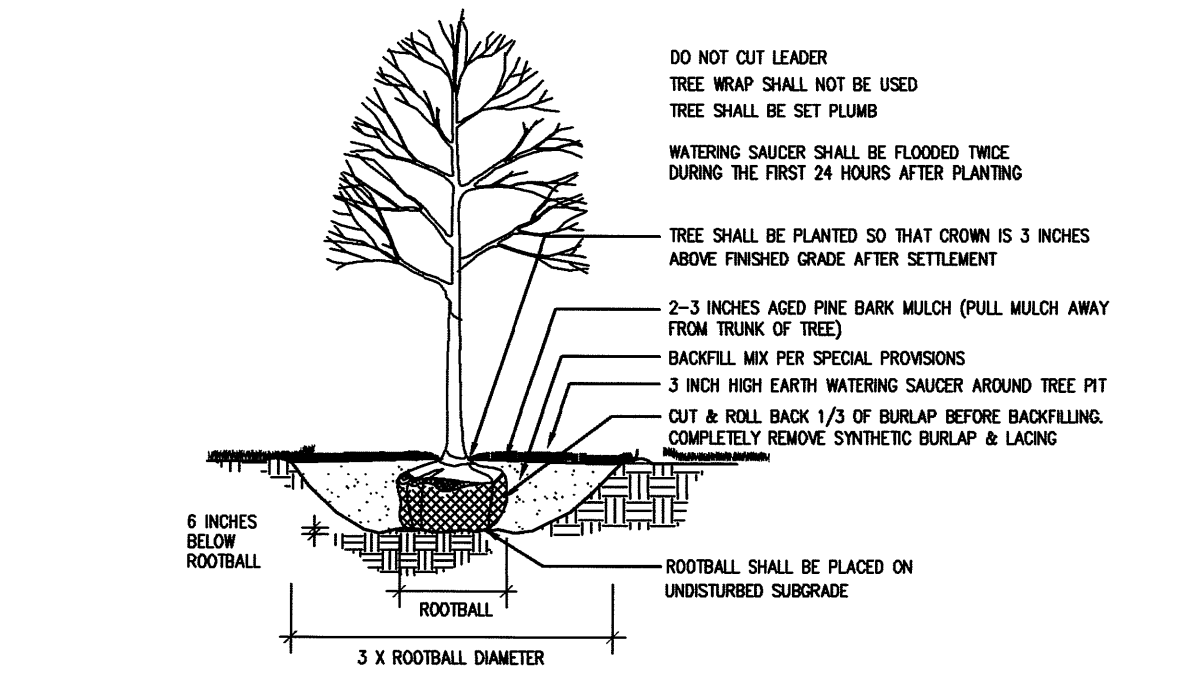
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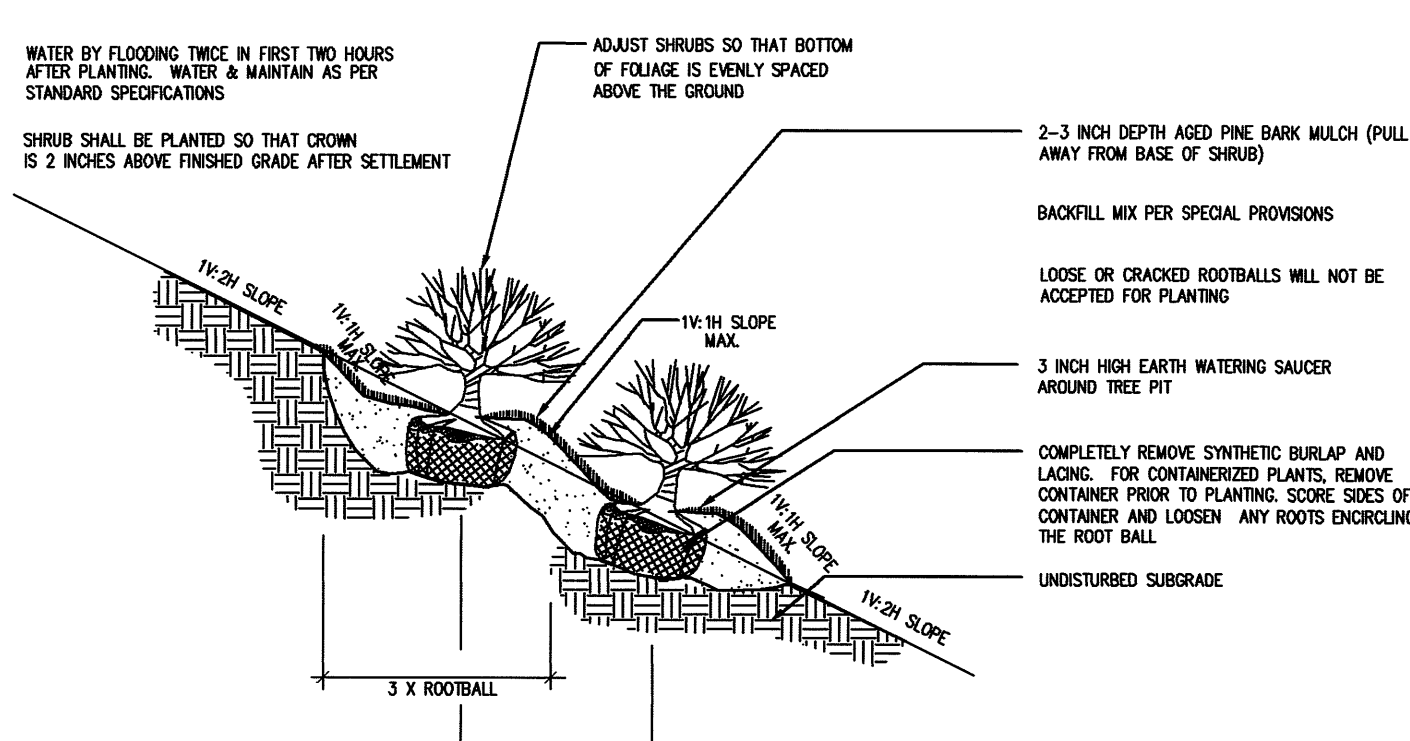
EVERGREEN TREE PLANTING (SLOPE)

NOT TO SCALE



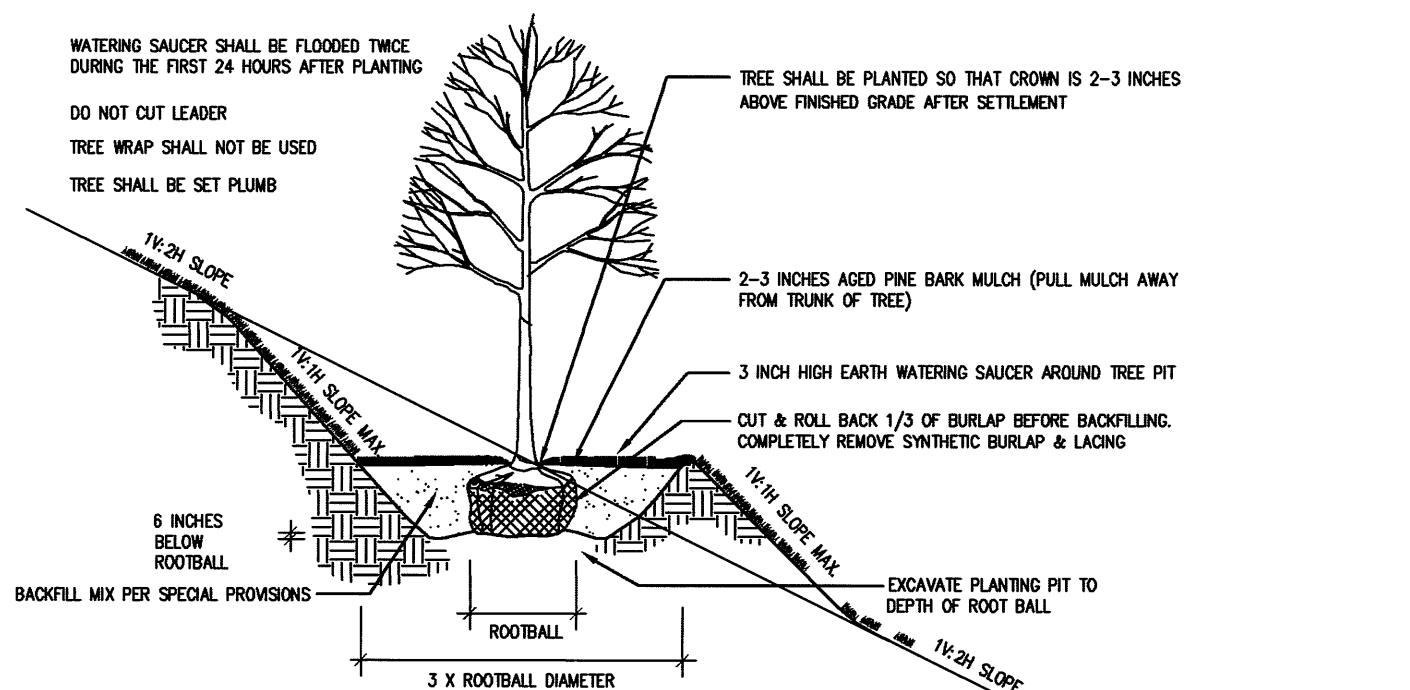
DECIDUOUS TREE PLANTING

NOT TO SCALE



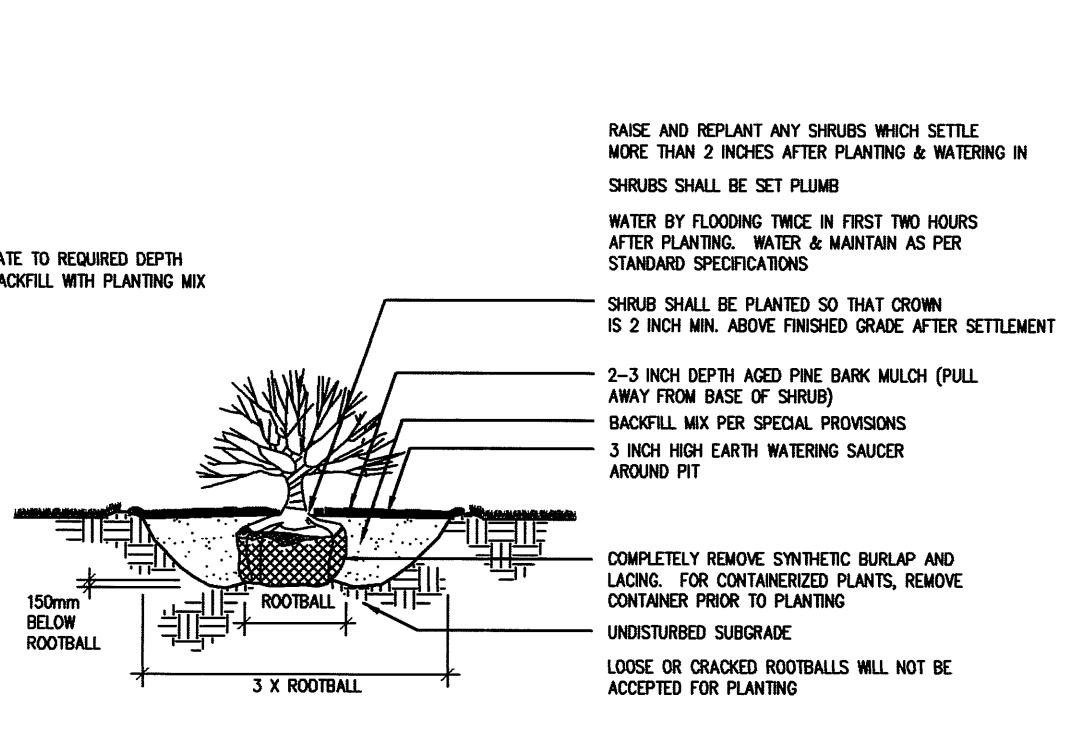
CONTAINERIZED SHRUB PLANTING (SLOPE) DETAIL

NOT TO SCALE



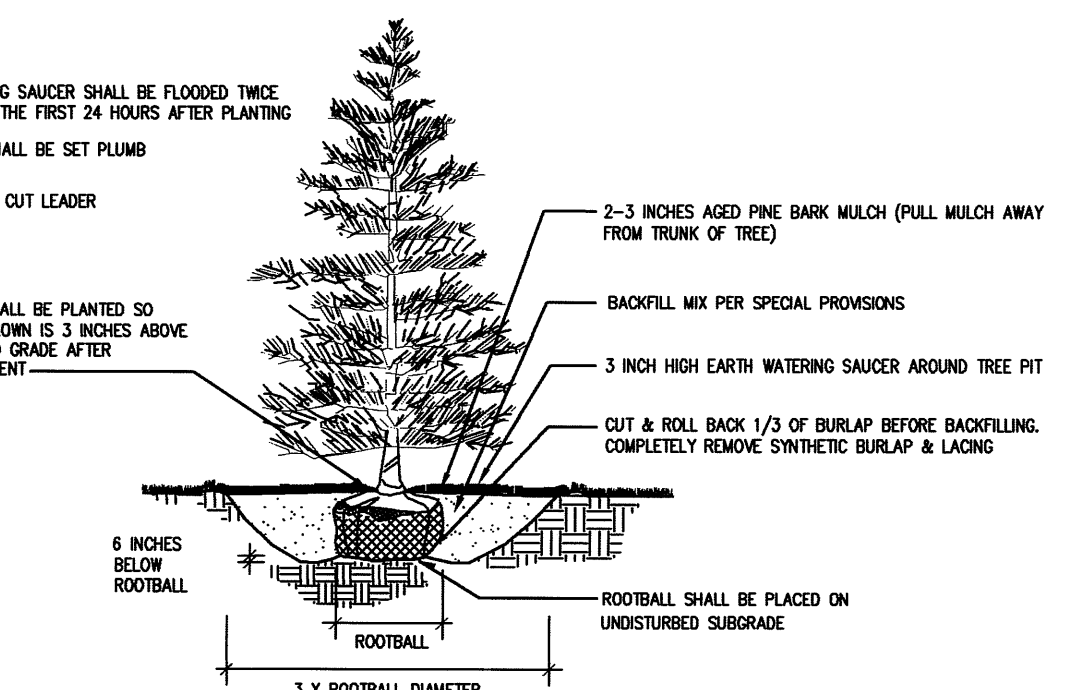
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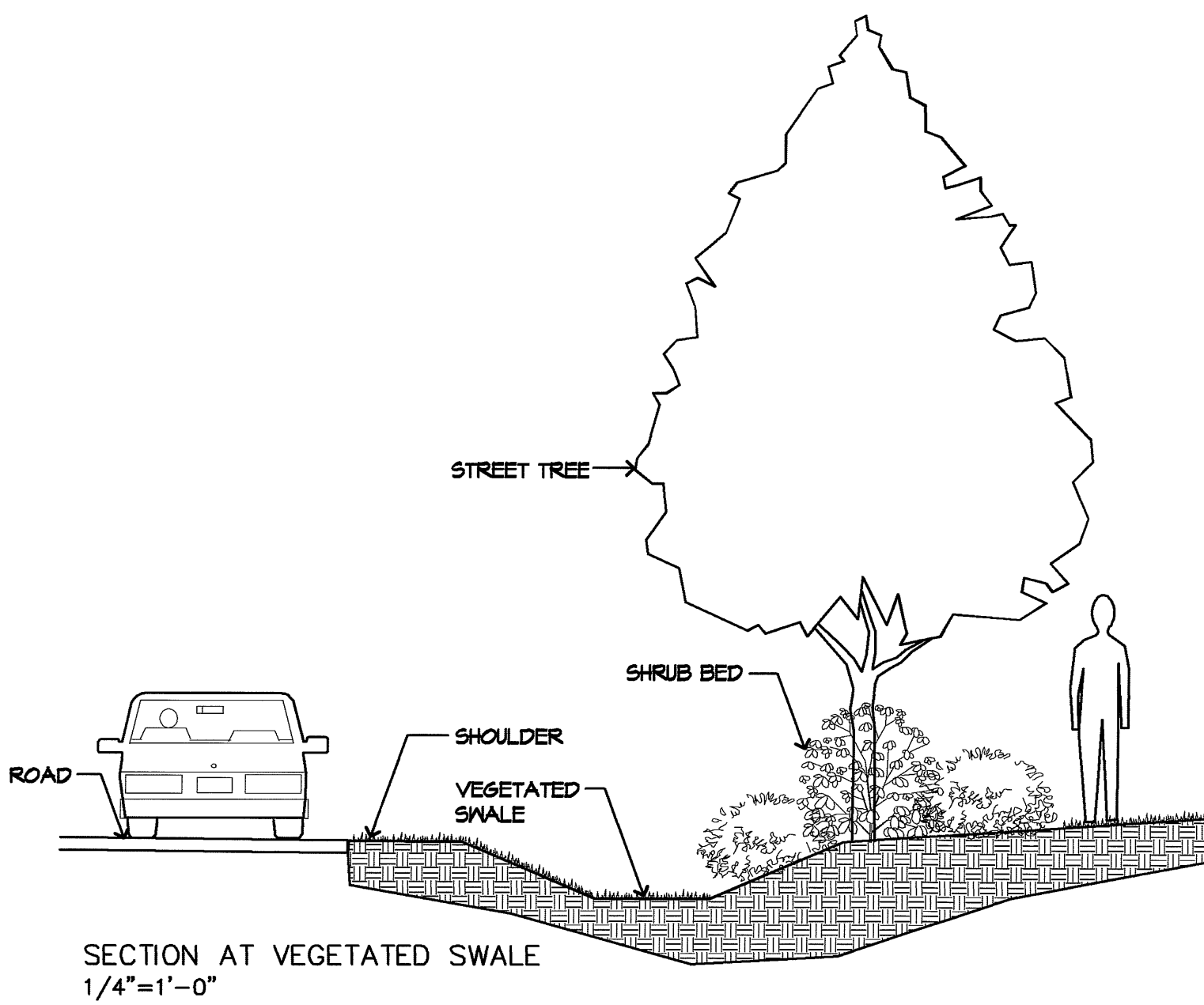
SHRUB PLANTING

NOT TO SCALE

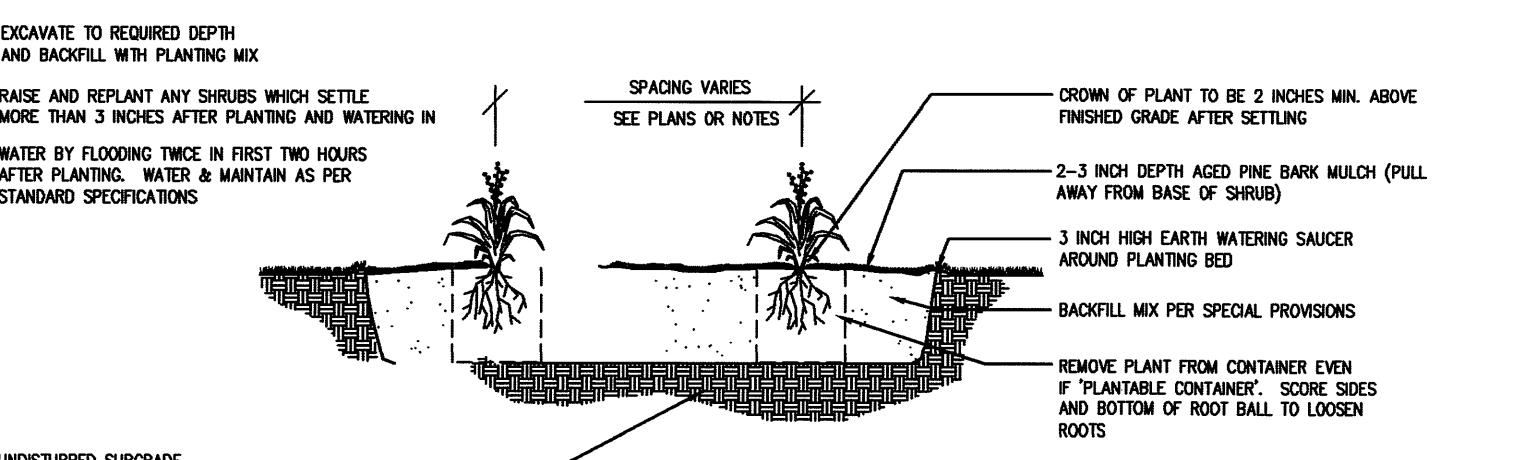


EVERGREEN TREE PLANTING

NOT TO SCALE

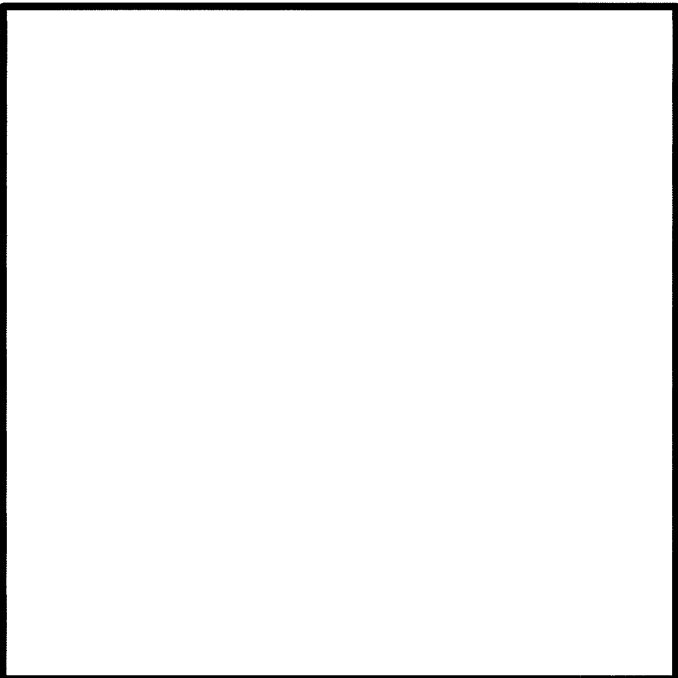


SECTION AT VEGETATED SWALE
1/4"=1'-0"

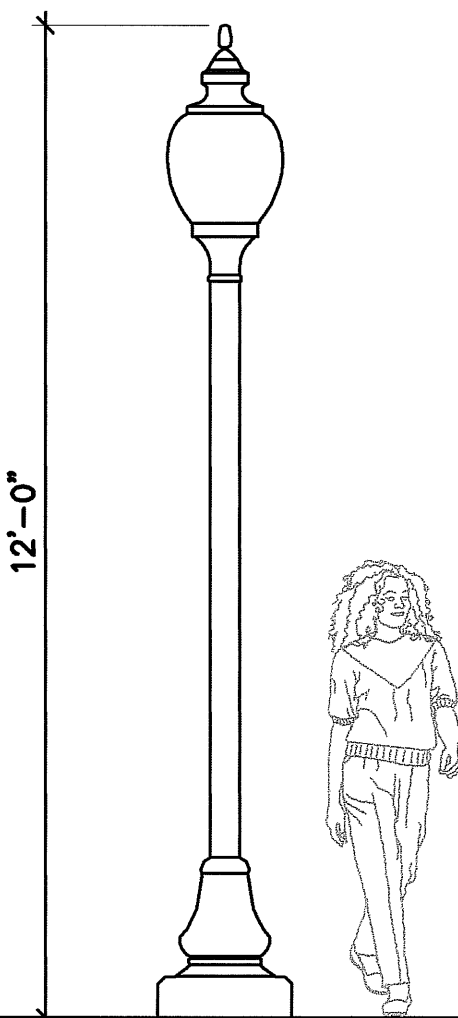


PERENNIAL PLANTING

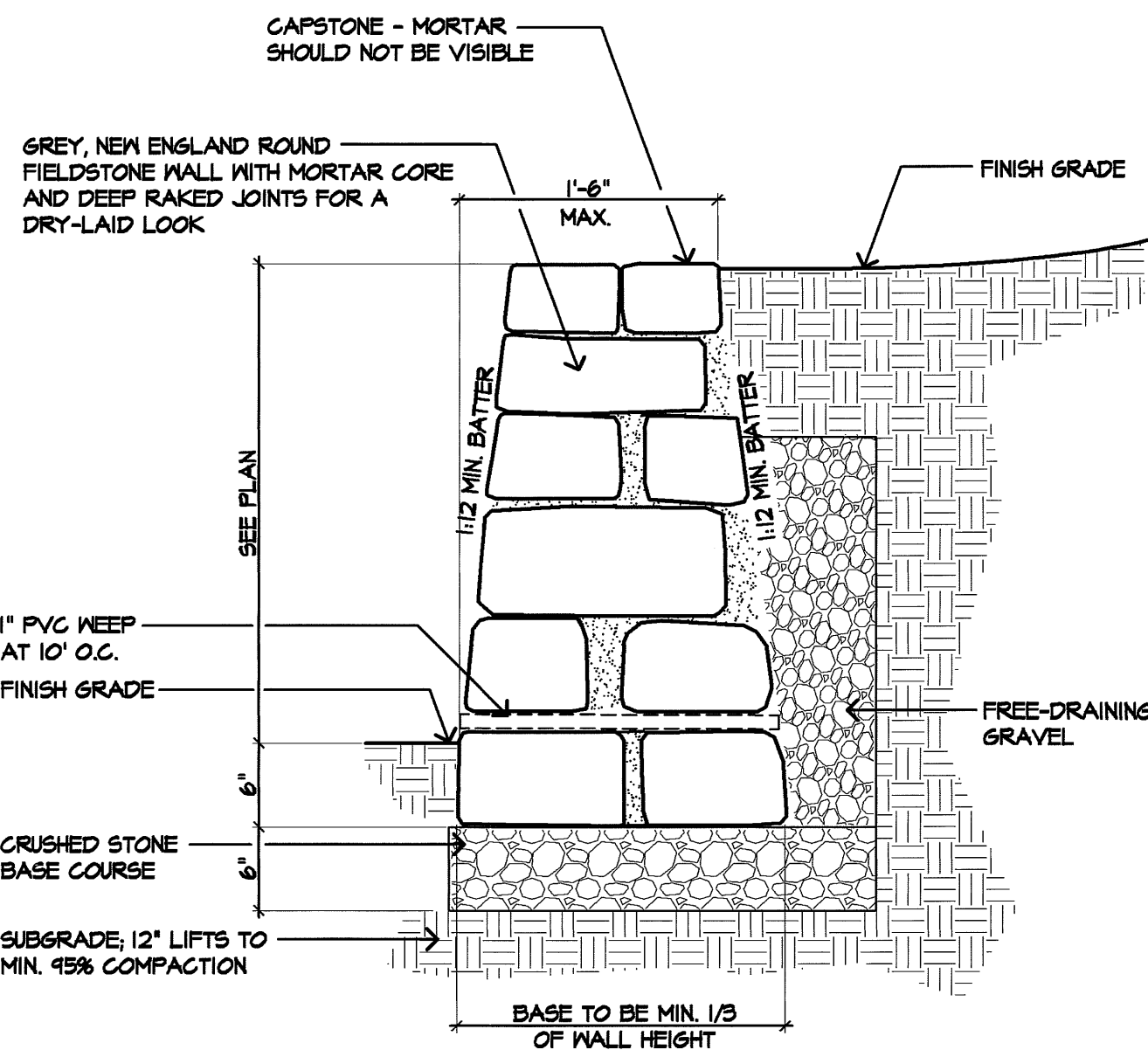
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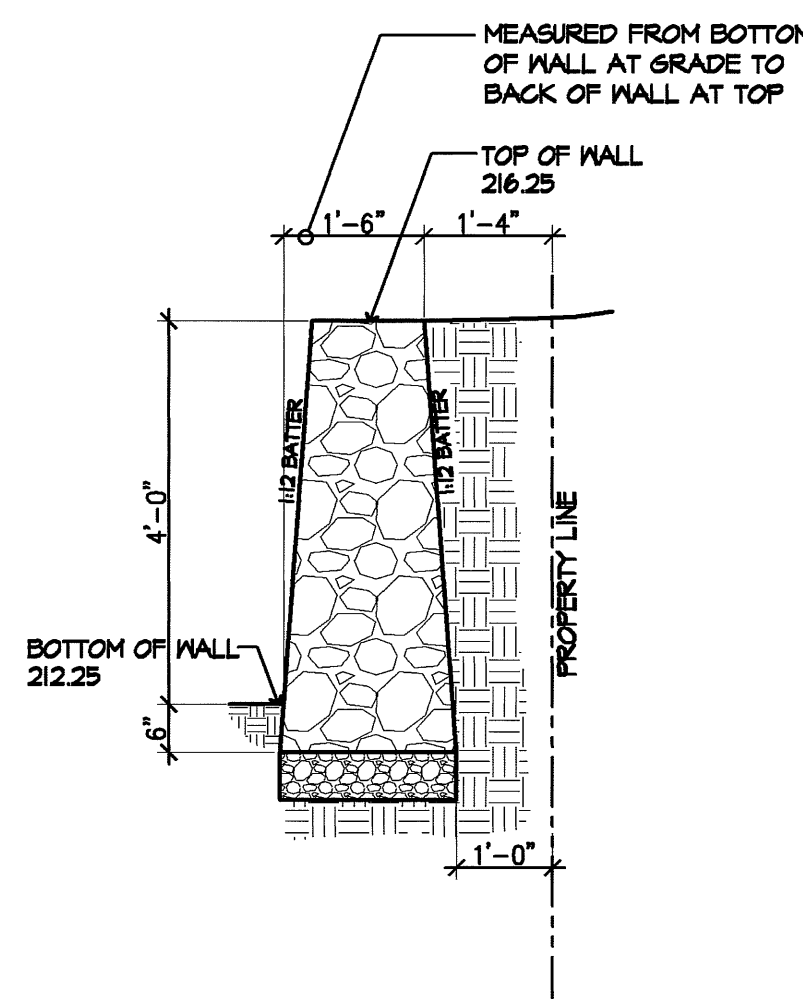
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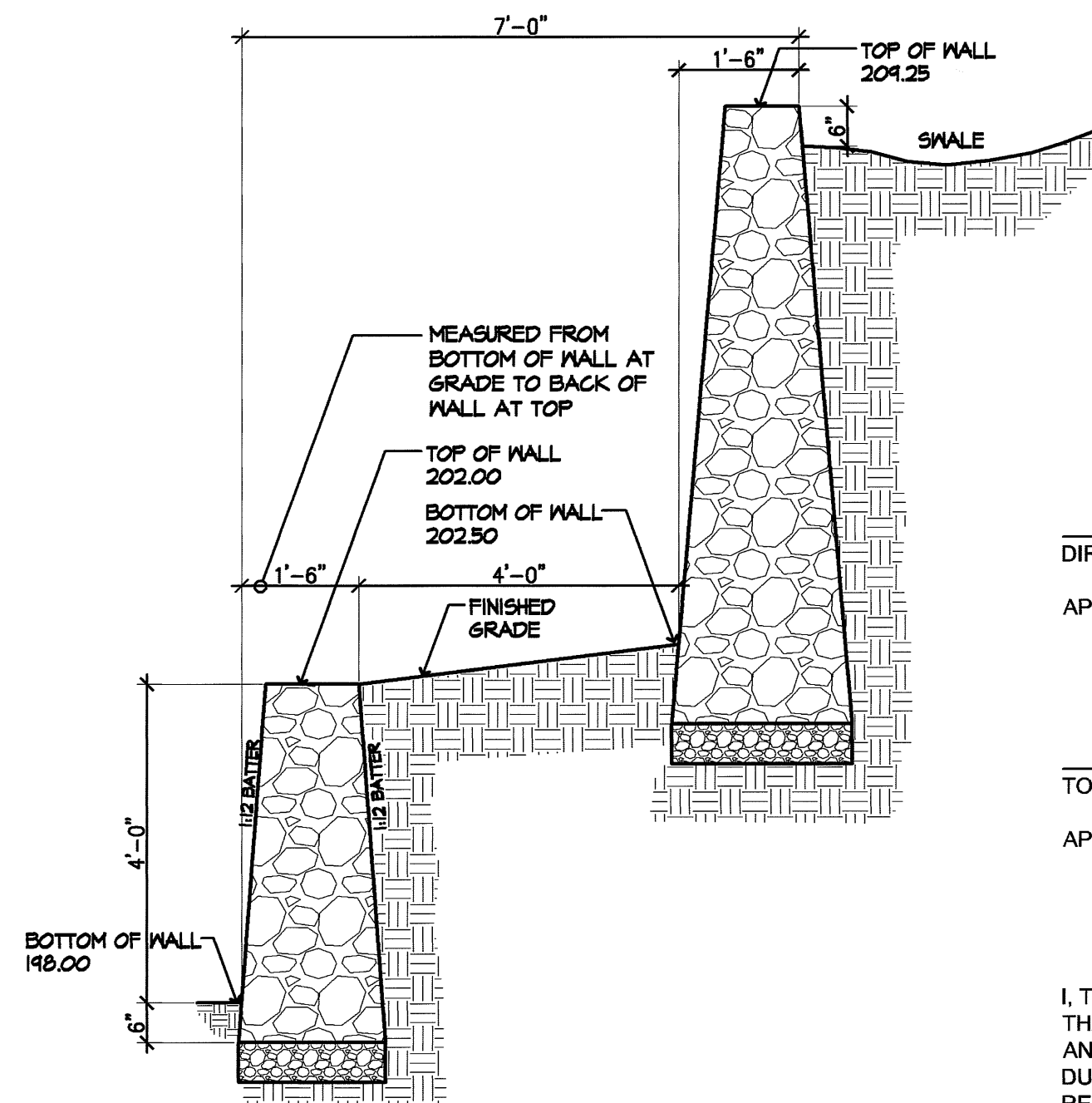
TYPICAL STREET LIGHT
NOT TO SCALE



TYPICAL STONE RETAINING WALL CONSTRUCTION
1"=1'-0"



Section A-A
Stone Retaining Wall at Lot 6 West Property Line
Scale: 1/2"=1'-0"



Section B-B
Stone Retaining Wall at Lot 6 East Property Line
Scale: 1/2"=1'-0"

APPROVAL IN ACCORDANCE WITH SECTION 81-U OF CHAPTER 41 OF THE GENERAL LAWS AS AMENDED

TOWN OF NEEDHAM PLANNING BOARD

BY: *Mark Jacob*

Elizabeth Gentry

James J. Gannon

John S. Moran

DATE: 5/20/2015

APPROVAL SUBJECT TO THE PROVISIONS SET FORTH IN THE COVENANT EXECUTED BY CHRIS KOTSIOPOULOS TO BE RECORDED HERewith.

Reid S. Hovon
DIRECTOR OF PUBLIC WORKS

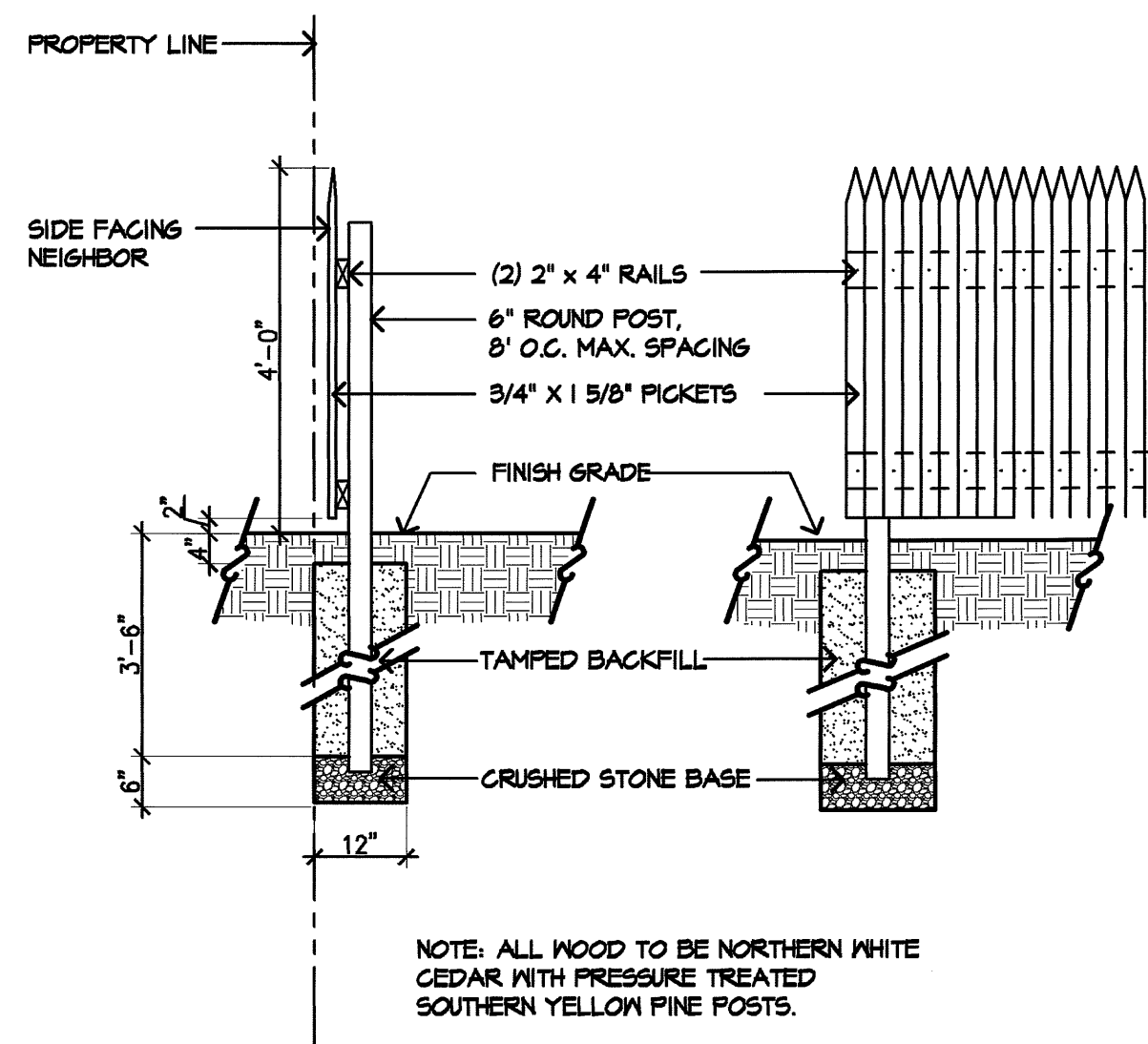
APPROVED 6/15/15

Cathryn Delaney
TOWN ENGINEER

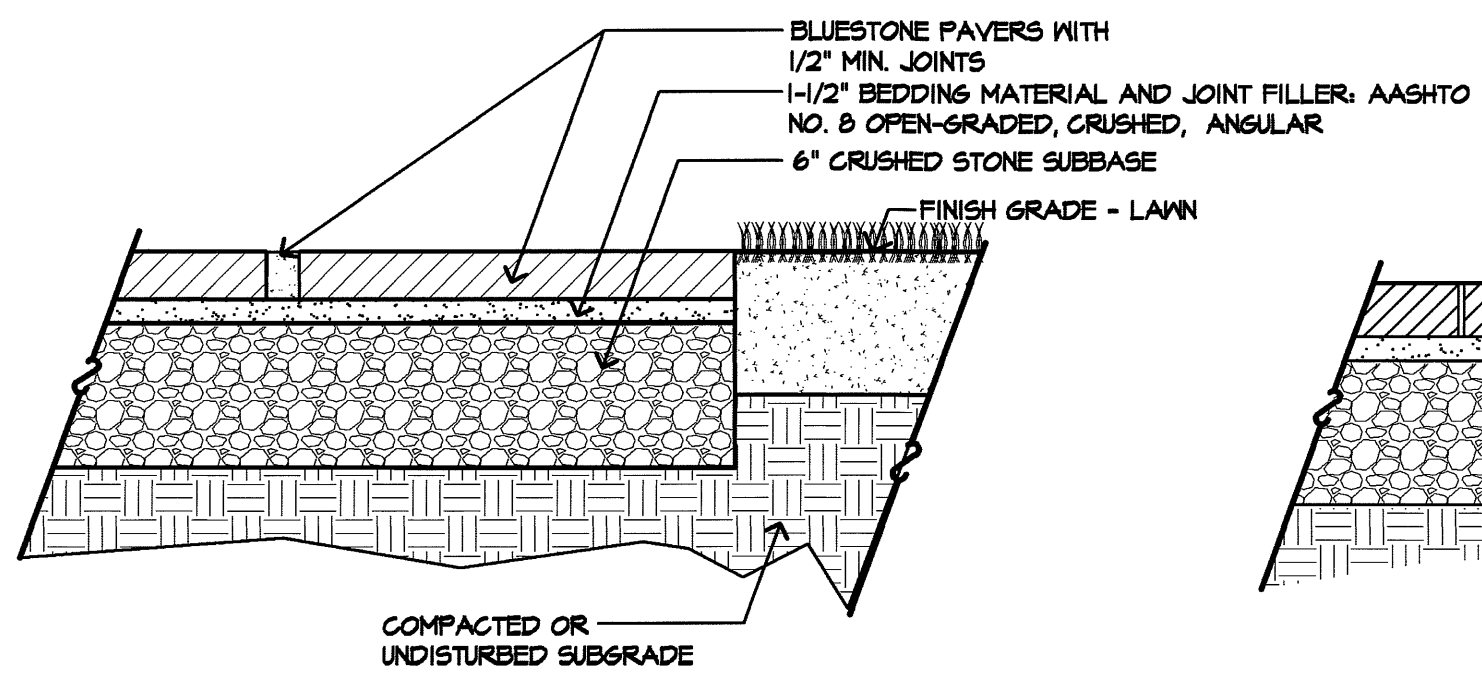
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5/27/15 *Shirley K. Eaton*
DATE TOWN CLERK

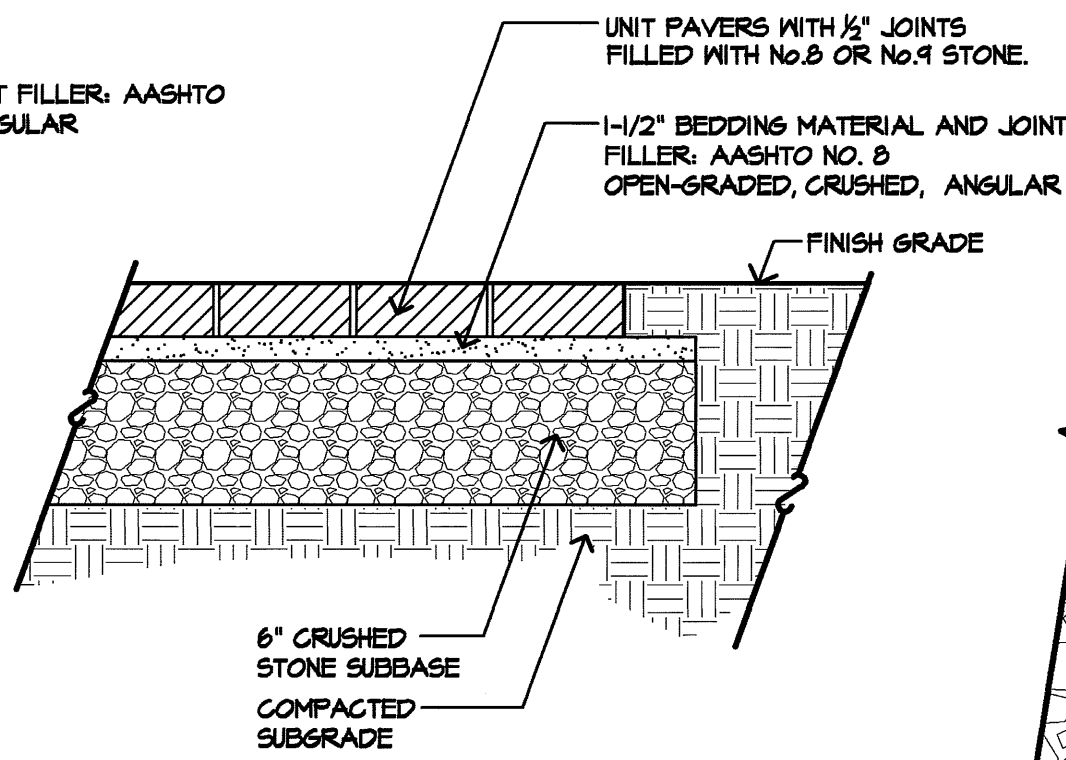


WOOD STOCKADE FENCE
1/2"=1'-0"

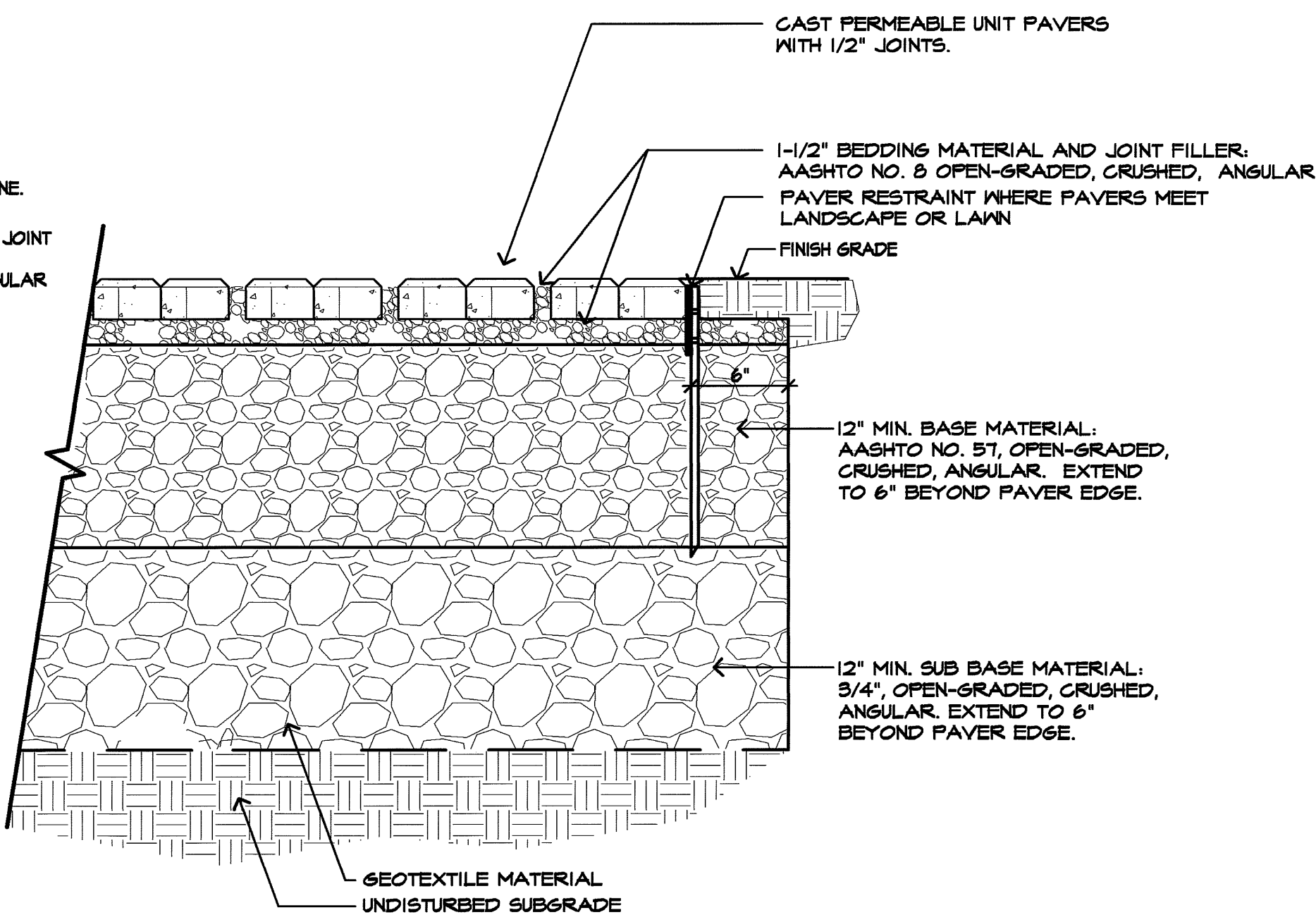


- GENERAL NOTES FOR PAVING:
1. ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.
 2. COMPACT SUBSOIL TO 95%.
 3. SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.
 4. NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.
 5. MAINTAIN A MINIMUM DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
 6. THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.

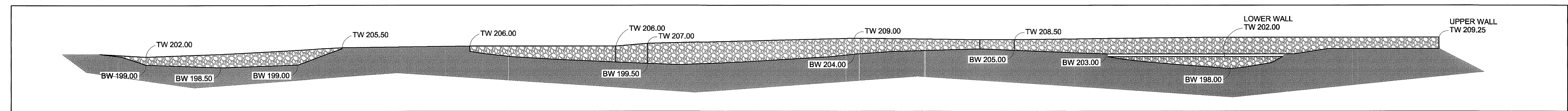
BLUESTONE PAVING



UNIT PAVING (BRICK OR PRECAST CONCRETE)



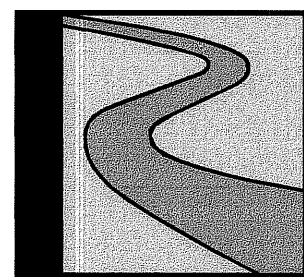
PRECAST CONCRETE PERMEABLE PAVERS



EASTERN STONE WALL ELEVATION
SCALE: 1"=20'-0"

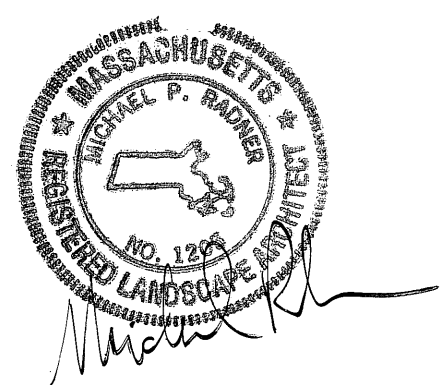
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09/26/2014 Planning Board
08/22/2014 Planning Board
07/03/2014 Planning Board
Revision:

Drawn: mr

Scale: N.A.

Key Plan:

Sheet Name:
Landscape Details

Project No.:
14-04

Issue Date:
May 6, 2014

Sheet No.:

L3